



Flat 1 Village Stores

Church Street, Ticehurst
East Sussex

An attractive and spacious two bedroom first floor flat of approximately 835sq.ft, situated in a sought after location in the heart of the village overlooking the square. NO CHAIN.

Guide price £235,000 - £245,000 Share of Freehold

Situation:

The property is situated within a conservation area in the centre of the much sought after village of Ticehurst, which offers a good range of shops and amenities including a village store/post office, greengrocer, chemist, doctor's surgery, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is just over 3 miles distant and offers a wider selection of local amenities, including the well regarded Uplands Community College, and the regional centre of Tunbridge Wells is 10 miles distant and provides a comprehensive range of facilities including the Royal Victoria shopping centre, cinema complex and theatres.

Stonegate station (3 miles distant) and Wadhurst (4 miles distant) provide services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of about an hour. Regular bus services also operate from Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed.

Description:

The property is a spacious first floor flat set within an attractive period building above The Village Stores.

The property is well presented and has been well maintained and refurbished in recent years (including a replacement of the boiler approximately a year ago), benefiting from period features including high ceilings, bay sash windows, deep skirting boards and an open fireplace. The property also has a lovely outlook over Church Street and the village square.

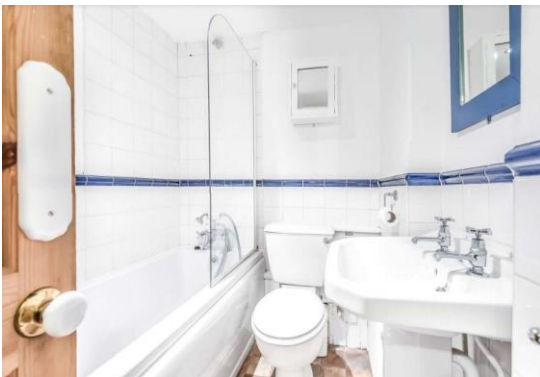
The accommodation is very well proportioned and includes a spacious hallway leading to two double bedrooms - with the main bedroom having fitted wardrobe cupboards and the second bedroom having an ensuite shower room - a bathroom, a useful utility room with plenty of space for appliances, and a well appointed kitchen/breakfast room which has a lovely bay window overlooking the village square and a range of shaker style wall and base units. The kitchen is open plan to a good-sized sitting room, which extends to nearly 19ft and has a further bay window and an attractive open fireplace.

Current EPC Rating: D

Services: Mains water and electricity. Gas fired central heating

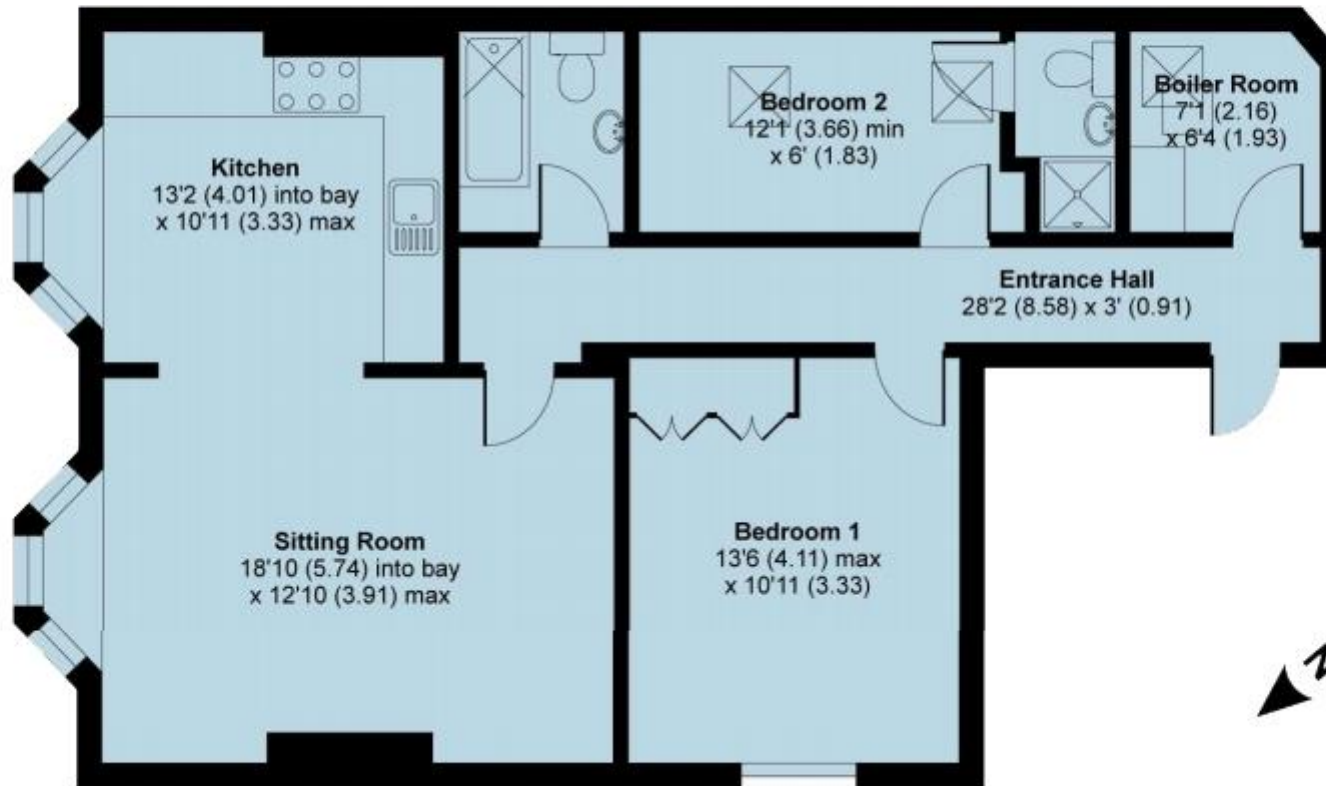
Local Authority: Rother District Council (01424) 787878

Property address: Flat 1 The Village Stores, Church Street, Ticehurst, East Sussex TN5 7AA



Flat 1, The Village Stores, Church Street, Ticehurst, Wadhurst, TN5 7AA

APPROX. GROSS INTERNAL FLOOR AREA 835 SQ FT 77.6 SQ METRES



FIRST FLOOR

This plan is not drawn to scale and is for layout guidance only

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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