



Cross Lane
Ticehurst, East Sussex, TN5 7HQ
Guide price £775,000 Freehold

Wyatt
Hughes

CROSS LANE, TICEHURST, EAST SUSSEX, TN5 7HQ

GUIDE PRICE £775,000 FREEHOLD

GUIDE PRICE - £775,000 - £800,000

Enjoying idyllic countryside surroundings, this well-presented 4-bedroom semi-detached house offers spacious accommodation arranged over three floors.

Upon entering the property through its front porch, you are greeted with an L-shaped kitchen with dining area. Here, the cottage-style décor and tiled flooring beautifully compliments the exposed beams within this space. From the kitchen, two doorways lead you further into the home. One takes you into the calming living room, where you'll instantly fall in love with the exposed beams and feature fireplace, whilst through the other door you can gain access to the spacious hallway that leads into a downstairs WC/utility room. Accessed via the living room and also the hallway, one of the property's biggest selling points is the elegant conservatory – ideal for entertaining or simply a space to sit and relax whilst enjoying views of the garden.

Ascending to the first floor, you'll find a beautifully-presented master bedroom with en-suite shower room, another double bedroom, the family bathroom and a useful snug on the landing – perfect for a home office or playroom. Lastly, the second floor benefits from two further bedrooms with outstanding rural views.

Externally, the property has plenty to offer. A carefully-maintained garden, comprising of areas laid to lawn and patio, providing a pleasant outlook from within the house. Meanwhile, a gravelled driveway offers off-road parking for several vehicles.

With the centre of the village just a short walk away, you can easily amble down to explore all that Ticehurst has to offer, from the award-winning The Bell Pub and fishmongers to the local store and café.

- Four Bedrooms • Semi-detached • Gardens • Off-road Parking • Garden Room • Rural Views • Gas Central Heating • Short Walk to Village Shops • Council Tax Band D



Gravel Pit Cottage

Approximate Gross Internal Area = 162.56 sq m / 1750 sq ft

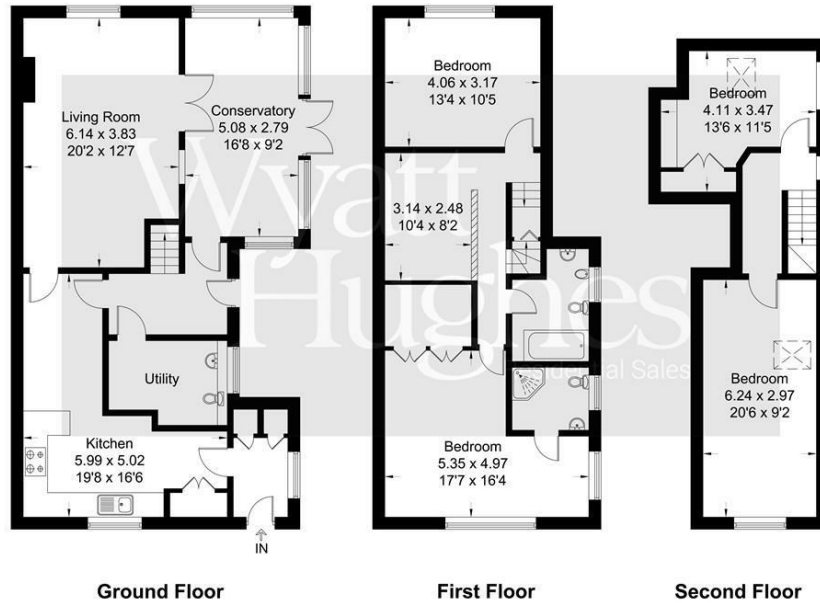


Illustration for identification purpose only, measurements are approximate, not to scale. © 2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Wyatt Hughes

