



Cross Lane Gardens
Ticehurst, East Sussex, TN5 7HY

£350,000 Leasehold

Wyatt
Hughes

CROSS LANE GARDENS, TICEHURST, EAST SUSSEX, TN5 7HY

£350,000 LEASEHOLD

A very well presented, light and spacious semi-detached bungalow, constructed in the late 1980s, in a popular, sheltered Mews-style development for the over 55s.

The outlook to front and rear is over the surrounding, beautifully kept gardens and there is a private terrace to the rear. The bungalow benefits from gas central heating, a wet room, parking and a garage.

The accommodation comprises: porch, spacious hallway, sitting room with bay window looking across the communal square, dining room, two bedrooms, a wet room and modern kitchen.

Cross Lane Gardens stands within the former grounds of Cross Lane House, on the North-western fringes of the sought-after village of Ticehurst, with its thriving local community, the centre of which can be reached in a few hundred yards on foot by pavement.

Village amenities include a general store with post office, pharmacy, greengrocer, dry cleaner, public houses and several other individual shops.

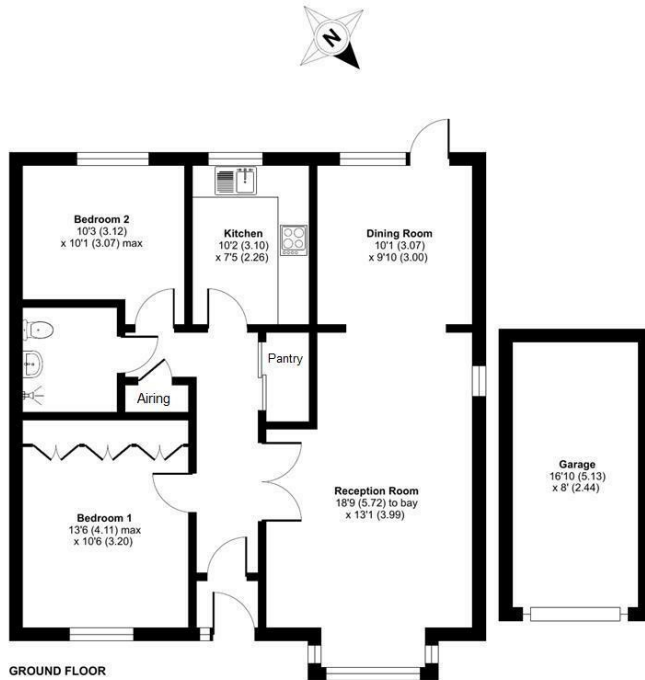
- Well presented two bedroom bungalow
- Mews-style development for over 55s
- Walking distance to village shops/amenities
- Garage
- 999 yr lease from 1987
- No onward chain
- EPC rating C
- Tax band E
- 987 sq ft
- £89 pcm service charge



Cross Lane Gardens, Ticehurst, Wadhurst, TN5

Approximate Area = 987 sq ft / 92 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richscom 2022. Produced for Wyatt Hughes. REF: 913244



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		70
(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 (CO₂) 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.

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