



Lower Platts

Ticehurst, East Sussex, TN5 7DA

Offers in the region of £550,000 Freehold

Wyatt
Hughes

LOWER PLATTS, TICEHURST, EAST SUSSEX, TN5 7DA

OFFERS IN THE REGION OF £550,000 FREEHOLD

Welcome to this charming three bedroom house, located in the picturesque village of Ticehurst in East Sussex. This home is situated in a peaceful location, with a range of amenities within easy reach.

The entrance hall gives direct access to the bright and airy kitchen/breakfast room. The first reception room is a great place to relax and entertain guests, with a feature fireplace and views over the front garden. The second reception room is currently used as a dining area and has sliding patio doors out to the private rear garden.

The kitchen is well-equipped with plenty of fitted storage units and work surfaces, plus integrated oven & hob. The kitchen also offers direct access to the utility room and ground floor bathroom with shower cubicle.

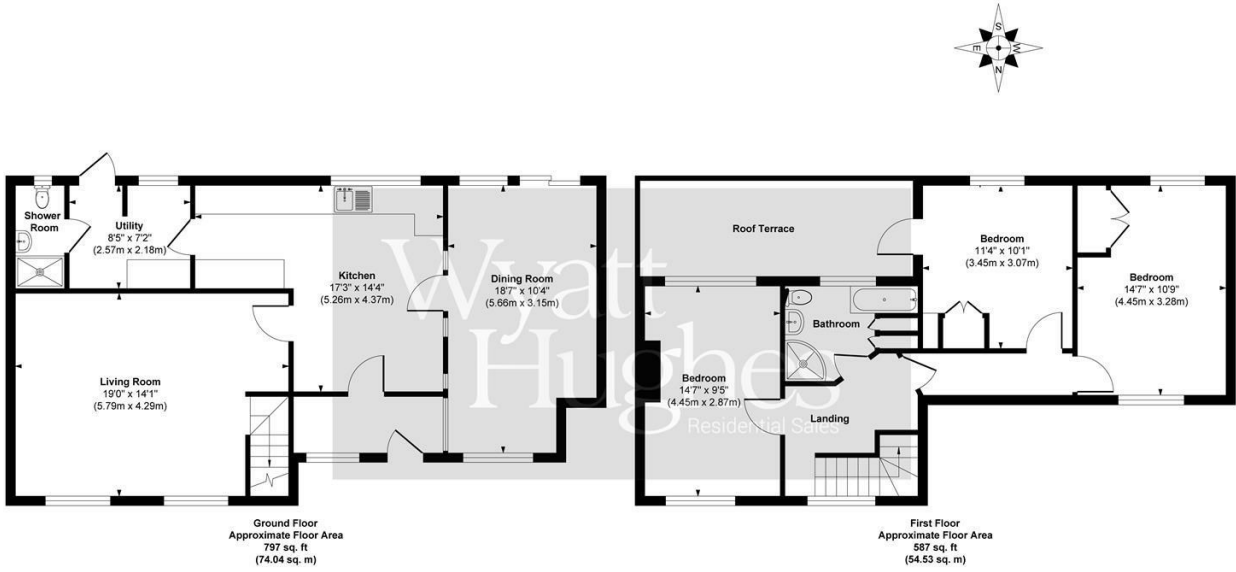
On the first floor there are three good sized bedrooms, with direct access to the roof-terrace from the smaller bedroom which overlooks the fields behind. A perfect space for enjoying your morning cup of coffee in peace. The family bathroom comprises a white suite with bath and a separate shower cubicle.

Outside, there are low maintenance gardens to the front and rear of the property; the front garden is mainly laid to lawn with mature shrubs and trees for screening. There is also parking available on the drive way and a parking bay opposite the property.

Situated in Ticehurst, this house offers rural living at its best yet benefits from excellent transport links into London and surrounding areas. The nearby village centre has cafes, pubs and independent shops, whilst larger supermarkets are just a short drive away in neighbouring towns. There are also excellent schools in the area, making this an ideal family home. With picturesque countryside all around you can enjoy walks in some of England's most beautiful countryside right from your doorstep!

- Three Bedrooms • End Terrace • Front & Rear Gardens • Direway with additional parking opposite • Two Reception Rooms • Two Bathrooms • Utility Room • Roof Terrace • Council Tax D • EPC D





Approx. Gross Internal Floor Area 1384 sq. ft / 128.57 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



| 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 | 63 | 76 |

| 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.

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