



London Road
Hurst Green, East Sussex, TN19 7QP

Guide price £350,000 Freehold

Wyatt
Hughes

LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7QP

GUIDE PRICE £350,000 FREEHOLD

Welcome to this stunning Grade 2 listed two-bedroom terraced cottage, situated in the charming village of Hurst Green in East Sussex.

This gem of a property offers a wealth of character features throughout with exposed beams and an open fireplace, giving it a beautiful rustic feel.

Step through the entrance lobby into a delightful sitting room with a feature brick fireplace, setting the tone for cozy evenings. The kitchen/diner is to the rear of the home and is an L shaped layout providing plenty of space for a dining table and chairs. There are modern cabinets and white goods already in place, making it easy for you to move straight into your new home.

The bathroom is also located on the ground floor and has been updated within recent years by the current owner.

On the first floor you will find the master bedroom which exudes charm with built-in cupboards, a cast iron fireplace and a separate study/playroom with views over the rear garden. Venture further to the attic where you will find the second bedroom, with a vaulted ceiling and exposed timbers, complete with a wardrobe and under-eaves cupboards.

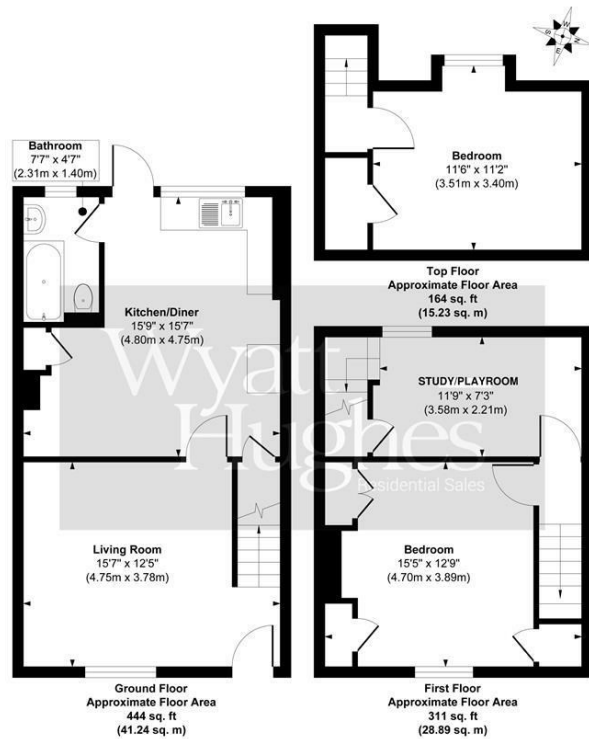
At the rear of the property you will find a mature garden which is mainly laid to lawn with a patio area for entertaining. To the front there is off-road parking for a number of vehicles.

The village of Hurst Green benefits from excellent rail links to London from close by Etchingam Station, and is surrounded by picturesque countryside views as well as being close to local amenities.

This delightful cottage has so much to offer and early viewing is highly recommended to avoid disappointment.

• Grade II Listed • Two Bedroom Cottage • Parking For Two Vehicles • Modernised Kitchen & Bathroom • Gas Central Heating • EPC D • Council Tax Band C





Approx. Gross Internal Floor Area 919 sq. ft / 85.36 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	

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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