

SUNNYBANK
DALE HILL, TICEHURST, EAST SUSSEX, TN5 7DG

EST 1900

Lambert & Foster

WADHURST STATION MILES 5 | GATWICK AIRPORT MILES 33 | TUNBRIDGE WELLS MILES 10

SUNNYBANK, DALE HILL, TICEHURST, EAST SUSSEX, TN5 7DG

A well-presented detached chalet bungalow with three bedrooms, a detached garage and mature gardens, set within a generous quarter-acre plot in a sought-after village location in East Sussex.

ASKING PRICE £525,000 FREEHOLD





DESCRIPTION

Occupying a generous plot of approximately 0.25 acres (TBV) in a sought-after location close to Dale Hill Golf Club, this detached three-bedroom chalet bungalow offers spacious and versatile accommodation, a detached garage and extensive private parking. An established rear garden and scope for modernisation combine to create an excellent opportunity to create a superb home.

The accommodation is arranged over two floors and comprises a welcoming entrance hall leading to a bright sitting/dining room with large glass sliding doors giving access to the garden. The fitted kitchen offers an excellent range of storage and workspace, while the ground floor also benefits from a spacious double bedroom and a family shower room, providing flexibility for single-level living if required.

On the first floor are two further bedrooms together with a family bathroom, making the layout ideal for families, guests or those needing additional space for home working.

Outside, the property is approached via a private gravel driveway providing extensive off-road parking and access to the detached garage. The rear garden is a particular feature, extending to approximately 0.25 (TBV)acres and enjoying a good degree of privacy. Mainly laid to lawn with mature trees, shrubs and established planting, it offers plenty of space for entertaining, gardening or family recreation.



Sunnybank enjoys a convenient position close to the popular village of Ticehurst, with its range of independent shops, cafés, public houses and everyday amenities. The renowned Dale Hill Hotel & Golf Club is nearby, while more comprehensive shopping and leisure facilities can be found in Wadhurst and Tunbridge Wells. Excellent rail services are available from Wadhurst station, offering direct links to London Charing Cross, London Bridge and Cannon Street. The area is well served by both state and independent schools, making it particularly attractive for families.

- Detached chalet bungalow
- Three bedrooms
- 0.25 acre plot (TBV)
- Detached garage
- Private driveway parking
- Spacious sitting/dining room













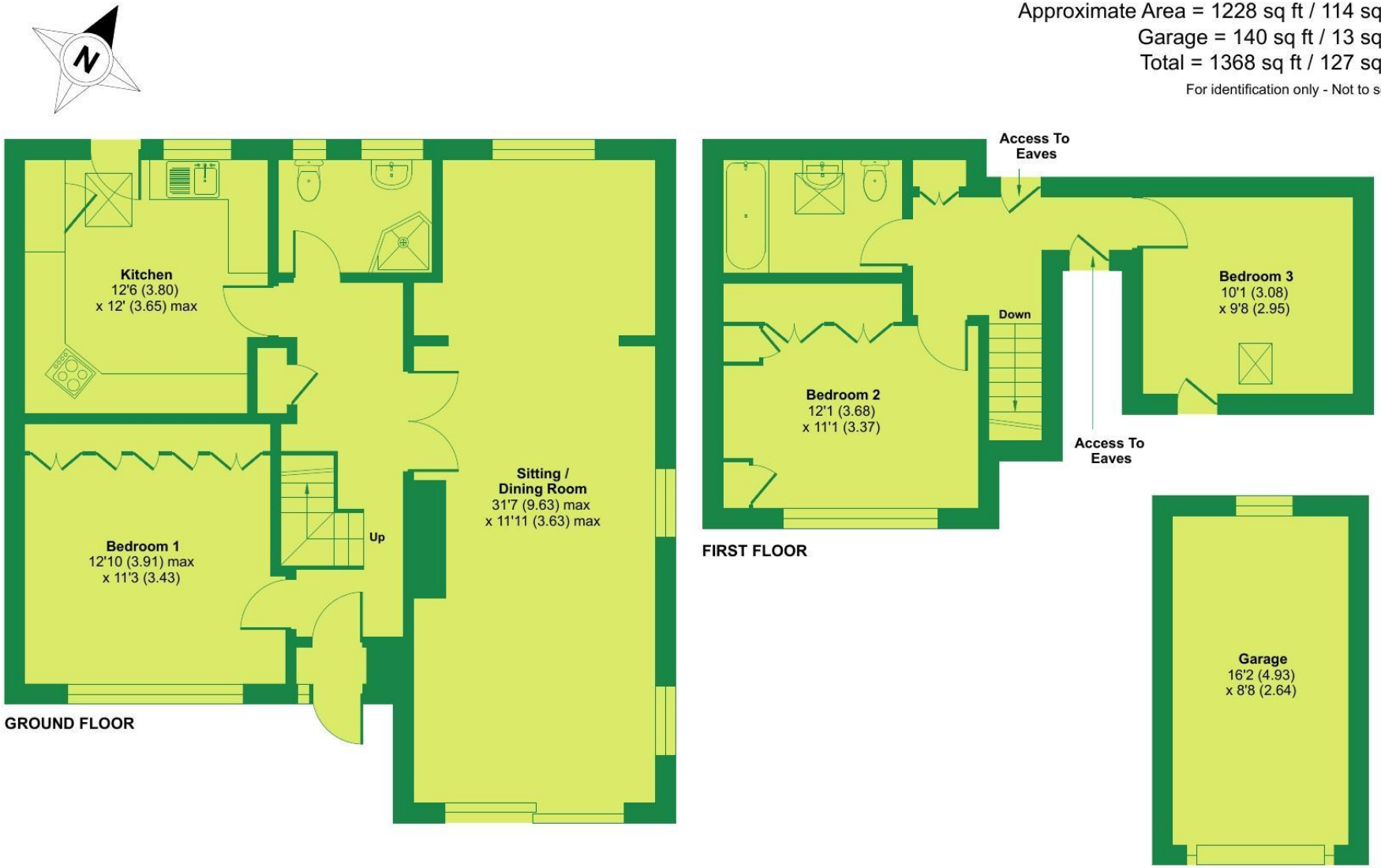


FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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Approximate Area = 1228 sq ft / 114 sq m
Garage = 140 sq ft / 13 sq m
Total = 1368 sq ft / 127 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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VIEWING: By appointment only. **Sussex Office:** 01435 873999

WHAT3WORDS: ///future.shunning.dean

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

BROADBAND & MOBILE COVERAGE:

Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band F **EPC:** D (64)

FLOOD & EROSION RISK:

Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations & tiled roof

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