







Tucked-away, yet only a third of a mile from the centre of Ticehurst and under half a mile from the local school, is this modern, two bedroom, terraced house with allocated parking for two cars and a private garden. EPC: C

Guide Price £290,000 Freehold

burnett's
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3 Reeves Terrace

Ticehurst, Wadhurst, TN5 7RT

Guide Price £290,000 Freehold

The property is set down and away from the road, in a small close of just six houses, including a terrace of five houses built in the 90s, No.3 being one of them.

The house is accessed via a front door loading into an entrance hall with space for shoes and coats and a further door leading into the living room.

The house has a generous living room with space for lounging and dining, a window overlooking the garden to the front, stairs rising to the first floor and a useful understairs storage cupboard. The room features beautiful engineered Oak flooring.

The kitchen is accessed through the living room and in turn leads out to the rear garden. It is fitted with a range of cream wall and base units with wood-block worktops, a Belfast Sink and an integrated dishwasher. There is space for a tall fridge freezer, washing machine and freestanding gas range cooker.

The rear garden has a brick paved patio and pathway leading to a rear access gate. There is an area of lawn, a garden shed and an outdoor tap. A shared pathway leads around the back of the neighbouring gardens to come back around to the parking area, where this house has two parking spaces.

To the front of the house is a further area of lawn and a hedge, which screens the parking area, providing a green outlook from the living room.

Upstairs there are two bedrooms and a bathroom. Both bedrooms have built-in wardrobes. The bathroom is fitted with a P shaped bath with shower over, WC and washbasin in a fitted vanity unit. There is also a heated towel rail.

Ticehurst is a picturesque village located about 3.5 miles East of Wadhurst and about 10 miles South-East of Royal Tunbridge Wells, in the High Weald National Landscape.

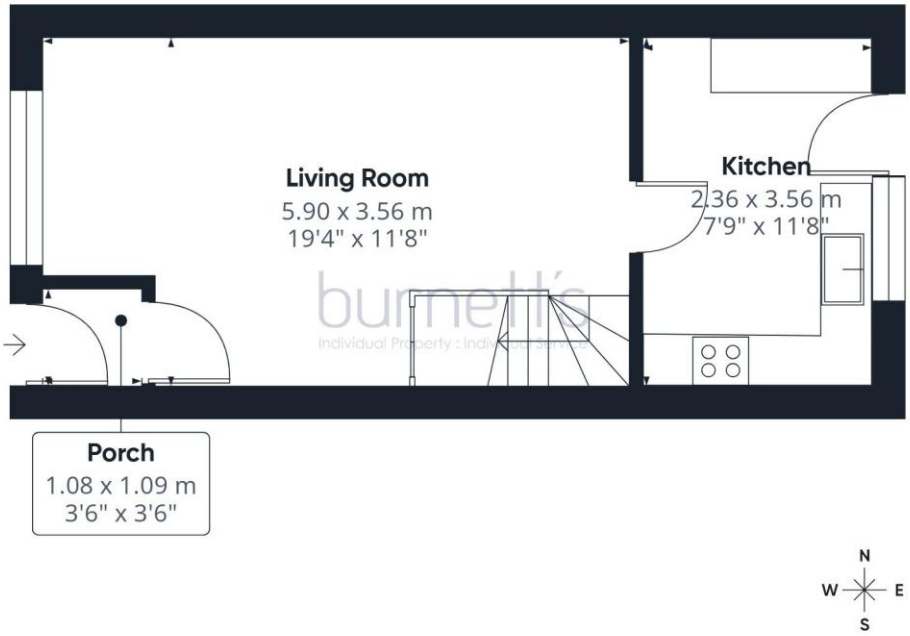
The village offers a lot of amenities including an award-winning pub in The Bell Inn (plus two more pubs close by), a village store with post office facilities, open seven days a week, a greengrocers, Buy the Weigh (zero waste shop and popular cafe), chemist and hairdressers, among others. Close to this property is the village hall and recreation ground with children's playground, and the village primary school, which is rated Good by Ofsted. There is also St Mary's Church, in the centre of the village and Dale Hill Golf Course and Hotel nearby, which also has leisure facilities.

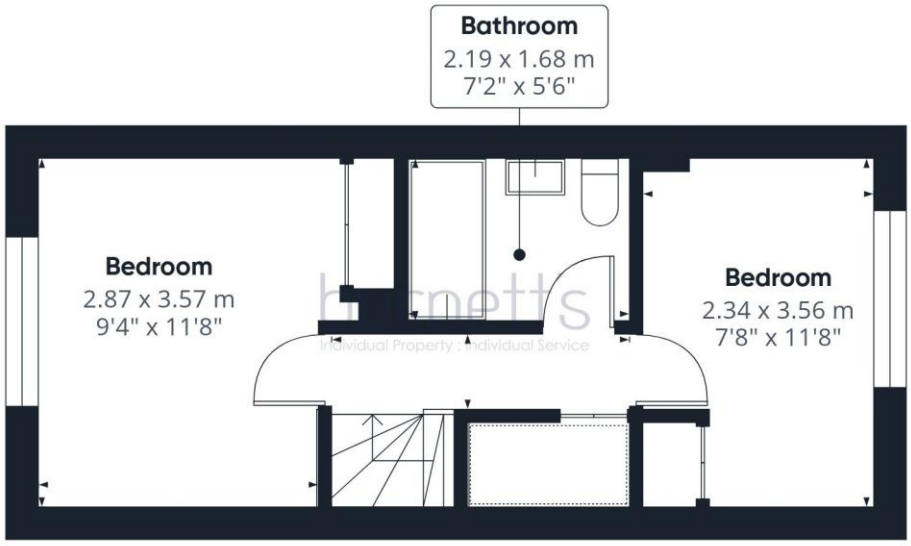
The surrounding countryside provides a wealth of walking opportunities and stunning scenery, including nearby Bewl Water Reservoir and Bedgebury Pinetum, which are popular attractions. Nearby Hawkhurst (4.5 miles) has supermarkets, a small cinema and other amenities. Tunbridge Wells offers more comprehensive shopping and recreational facilities.

The nearest stations are at Stonegate (3.5 miles), Wadhurst (5.3 miles) and Etchingham (4.5 miles). These all serve London Charing Cross and Cannon Street (Stonegate to London Bridge in just under 1hr). There is a bus service that runs through the village serving Hawkhurst, Wadhurst, Wadhurst station and Tunbridge Wells.

Wadhurst has a secondary school and there are prep schools in Hawkhurst. Tunbridge Wells offers a wider selection of educational facilities including boys and girls grammar schools.

Material Information:
Rother District Council. Tax Band C (rates are not expected to rise upon completion).
Mains Gas, electricity, water and drainage.
The property is believed to be of brick/block construction with a tiled roof.
We are not aware of any safety issues or cladding issues. Some artex ceilings which may or may not contain traces of asbestos.
The property is located within the High Weald National Landscape and is in an Article 4 area.
The title has restrictions and easements, we suggest you seek legal advice on the title.
According to the Government Flood Risk website, there is a very low risk of flooding.
Broadband coverage: According to Ofcom, Ultrafast broadband is available to the property.
Mobile Coverage: There is variable mobile coverage from various networks, best from O2.
We are not aware of any mining operations in the vicinity.
We are not aware of planning permission for new houses / extensions at any neighbouring properties.
The property does not have step free access.





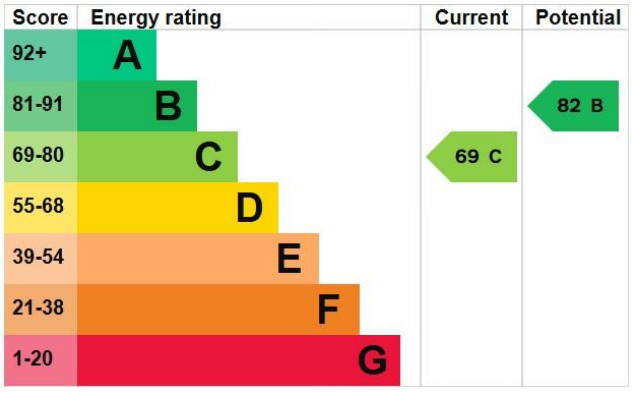
Approximate total area

56.2 m²

603 ft²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.