



16  
CHURCH STREET, TICEHURST, EAST SUSSEX, TN5 7AH



**Lambert  
& Foster**

GATWICK AIRPORT 38 MILES | TUNBRIDGE WELLS 10 MILES | WADHURST STATION 5 MILES | ETCHINGHAM STATION 3.9 MILES

## 16, CHURCH STREET, TICEHURST, EAST SUSSEX, TN5 7AH

A charming two-bedroom unlisted period property within walking distance of all the amenities in the sought-after village of Ticehurst. The property benefits from front and rear gardens and huge potential to renovate and extended (STPP).

OFFERS IN EXCESS OF £400,000 FREEHOLD



### DESCRIPTION

Lambert & Foster are delighted to bring to market this characterful two-bedroom period cottage located in a prime position in the sought-after village of Ticehurst.

The house is ideally positioned within a short walk of all the amenities of this bustling East Sussex village and sits directly opposite St Mary's Church. The property, which has just under 800 sq.ft. of internal living space, is offered to the market chain free and has, on the ground floor, a well-proportioned sitting room with an attractive bay window, an ample kitchen and a conservatory/dining room. On the first floor you find a double bedroom and a family bathroom while on the top floor is a further bedroom.

The property represents the ideal opportunity for the new owner to put their own stamp on and could, subject to the necessary permissions, be extended to incorporate the attached outbuilding.

The property is unlisted yet exudes charm and benefits from a variety of character features. Outside, to the front, is a mature garden, bordered by a picket fence, with a variety of established shrubs and a path leading to the front door. To the rear, is a long garden with an attached brick built outbuilding currently being used as a storeroom and an outside WC. The garden stretches to a private road to the rear where there could, subject to the necessary permissions, be room to incorporate a parking space.



## FLOORPLANS

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



### 16 Church Street, Ticehurst, Wadhurst, TN5 7AH

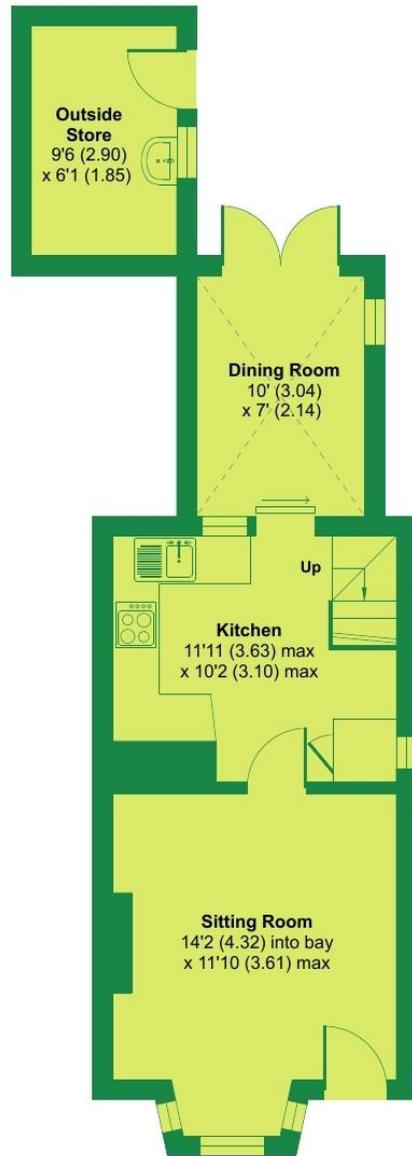
Approximate Area = 796 sq ft / 73.9 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 882 sq ft / 81.8 sq m

For identification only - Not to scale



**GROUND FLOOR**

Denotes restricted head height



**FIRST FLOOR**



**SECOND FLOOR**





**VIEWING:** By appointment only.

**Sussex Office:** 01435 873999.

**WHAT3WORDS:** AUNTS.ANIMALS.FLASK

**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](http://www.rother.gov.uk)

**COUNCIL TAX:** Band D **EPC:** E (52)

**FLOOD & EROSION RISK:**

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick elevation with tile roof.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



**OFFICES LOCATED AT:**

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Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**

Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



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