

**RUSH  
WITT &  
WILSON**



**Boartzell Courtyard Cottage, London Road, Hurst Green, East Sussex TN19 7QY  
£460,000**

Situated within the grounds of Boarzell House, this delightful period conversion, formerly the stables, offers a unique blend of character and modern living. Located on London Road in Hurst Green, this terraced property is ideally situated on the outskirts of the village, providing easy access to the mainline station, local amenities, and reputable schools.

As you approach the property, you are greeted by an impressive Dutch gable archway that leads into a serene courtyard, which not only offers off-street parking for up to five vehicles but also grants access to a garage. The accommodation within is finished to an exceptionally high standard, showcasing an open plan kitchen and sitting room that benefits from a dual aspect, allowing natural light to flood the space. A charming fireplace with a wood-burning stove creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The breakfast island adds a sociable touch, making it an ideal spot for casual dining.

Completing the ground floor are two well-proportioned bedrooms, one of which boasts an en-suite shower room. The stunning family bathroom features a freestanding bath and a separate shower, providing a luxurious retreat. Additionally, there is a further double bedroom to the first floor that includes a walk-in dressing room, offering ample storage and versatility.

Outside, the property features a pretty private rear garden, perfect for enjoying the outdoors. The garage presents an exciting opportunity for conversion, subject to the necessary consents, allowing for further enhancement of this already impressive home. This property is a rare find, combining period charm with modern comforts in a sought-after location.



The property is approached via a brick archway to a gravel courtyard that is owned by the cottage but where one of the adjoining cottages has a right of way and the other cottage has a pedestrian right of way and a parking space in one corner. A composite glazed door leads into:-

### **Open Plan Kitchen/Sitting Room**

15'5 x 29'1 reducing to 24'8 (4.70m x 8.86m reducing to 7.52m)

This stunning double aspect space is flooded with natural light via double glazed windows and a set of double glazed French doors to the rear with traditional wooden glazed windows to the front. The sitting area has a fireplace housing wood burning stove on a flagstone hearth with wooden mantel. Engineered wood flooring runs throughout the room, two radiators, a large built in cupboard and further airing cupboard. The comprehensive kitchen comprises matching wall and base units with full height storage cupboards, wooden work surface with matching upstands, one and a half bowl stainless steel sink unit with mixer tap, large central island which incorporates a breakfast bar area, integrated eye level oven, four ring electric hob with stainless steel cooker hood over, integrated dishwasher, integrated fridge/freezer, integrated washing machine, inset and under unit lighting.

### **Bedroom One**

16'2 x 16'1 reducing to 8'7 (4.93m x 4.90m reducing to 2.62m)

Double glazed windows to front aspect overlooking the courtyard, radiator, door leading through to:

### **En-Suite Shower Room**

3'9 x 9'7 (1.14m x 2.92m)

Fitted with a low level w/c, circular vanity wash hand basin with storage beneath and mixer tap, large tiled shower cubicle with fixed rainfall showerhead and hand held attachment, tiled walls, tiled floor, extractor fan, inset ceiling lights, chrome heated towel rail.

### **Bedroom Three**

13'6 x 9'7 (4.11m x 2.92m)

Double glazed window with an outlook over the rear garden, radiator.

### **Bath/Shower Room**

9'5 x 7'6 (2.87m x 2.29m)

This luxuriously appointed and generously proportioned room is fitted with a low level wc, a contemporary freestanding double ended oval bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and storage beneath, large shower cubicle with fixed rainfall showerhead and hand held attachment, tiled floor, tiled walls, chrome heated towel rail, extractor fan, high level wooden glazed window.

### **First Floor**

Carpeted stairs lead up into:-

### **Bedroom Two**

11'6 x 9'8 (3.51m x 2.95m)

Large double glazed window with a delightful outlook over the rear garden, radiator, ceiling lighting, opening leading through to:

### **Dressing Room**

12'8 x 8'3 (3.86m x 2.51m)

Within the eaves, Velux window to rear, ample built-in shelving and hanging rail.

### **Outside**

#### **Rear Garden**

The delightful garden is fence and hedgerow enclosed with a paved seating area adjacent to the rear of the property leading onto an area of lawn with mature flower and shrub planted borders. There is a water tap, external power socket and wrapping around the rear of the property is an area that houses the oil tank and the externally mounted oil fired boiler.

#### **Garage**

16'2 x 9'5 (4.93m x 2.87m)

Up and over door, power, high open eaves space and glazed door to rear.

#### **Agents Note**

The Septic tank is shared between four properties and each

property pays 1/4 towards the costs, which is approx. £75 per quarter.

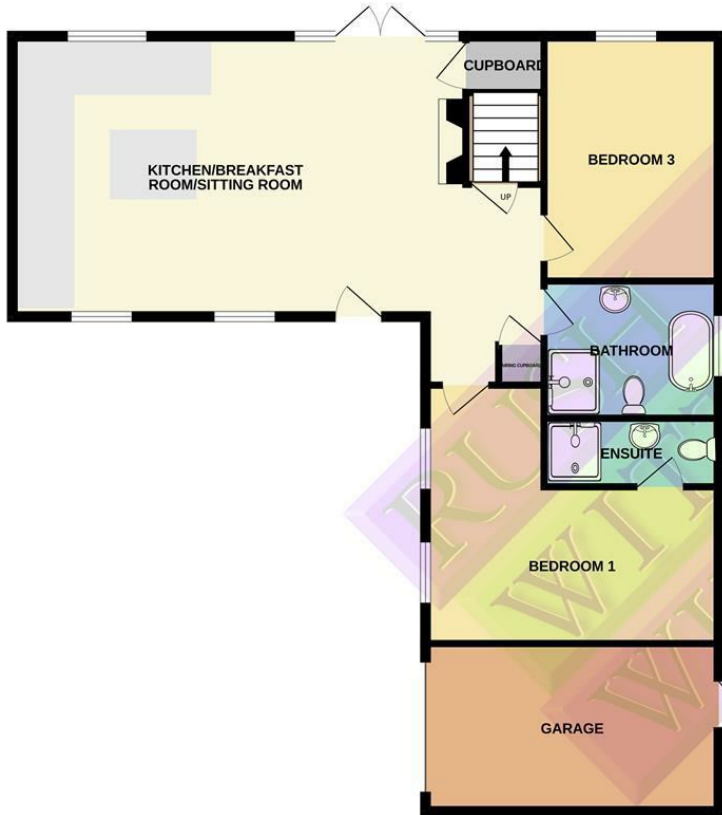
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

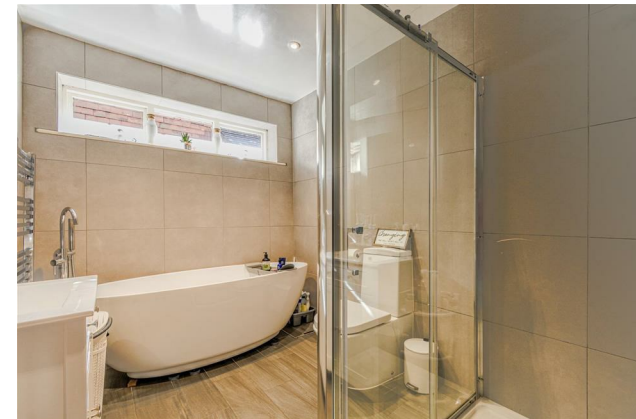
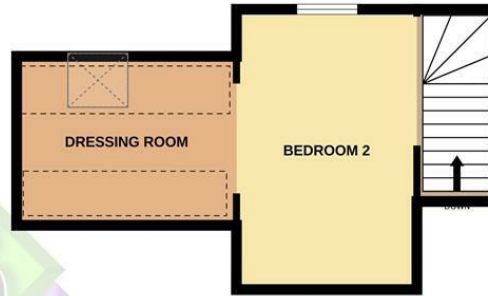
Council Tax Band – D



GROUND FLOOR  
1019 sq.ft. (94.6 sq.m.) approx.

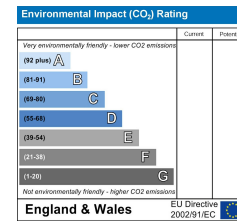
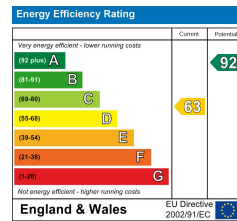


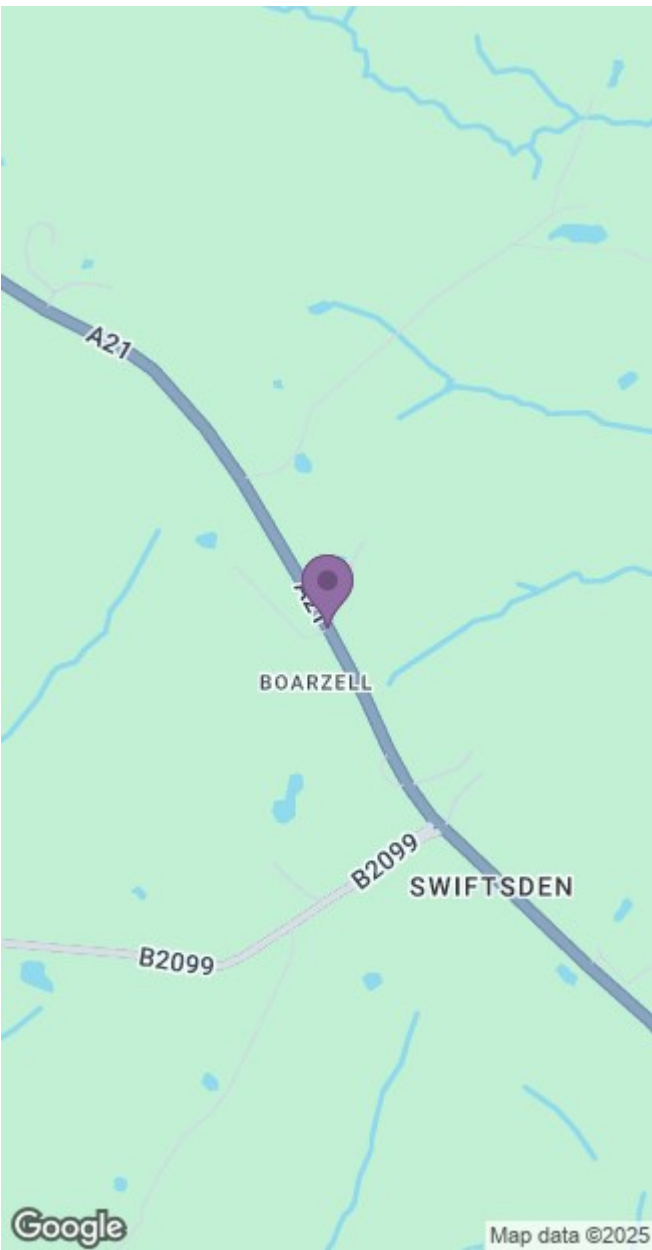
1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025





**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**88 High Street  
Battle  
TN33 0AQ  
Tel: 01424 774440  
battle@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**