

RUSH  
WITT &  
WILSON



**Boarzell Courtyard Cottage London Road, Hurst Green, East Sussex TN19 7QY**  
**Guide Price £400,000 Freehold**

\*Guide price £400,000 - £450,000\*

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.







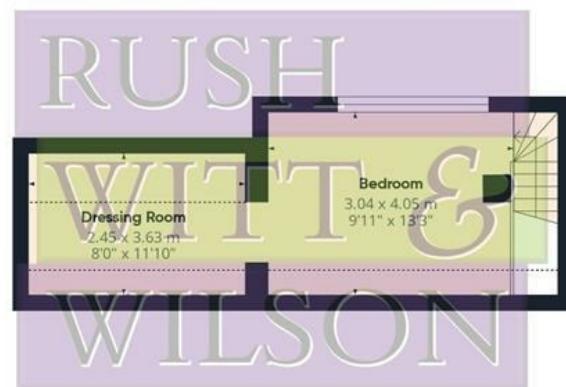


Approximate total area<sup>(1)</sup>

102.6 m<sup>2</sup>  
1105 ft<sup>2</sup>

Reduced headroom

5.7 m<sup>2</sup>  
62 ft<sup>2</sup>

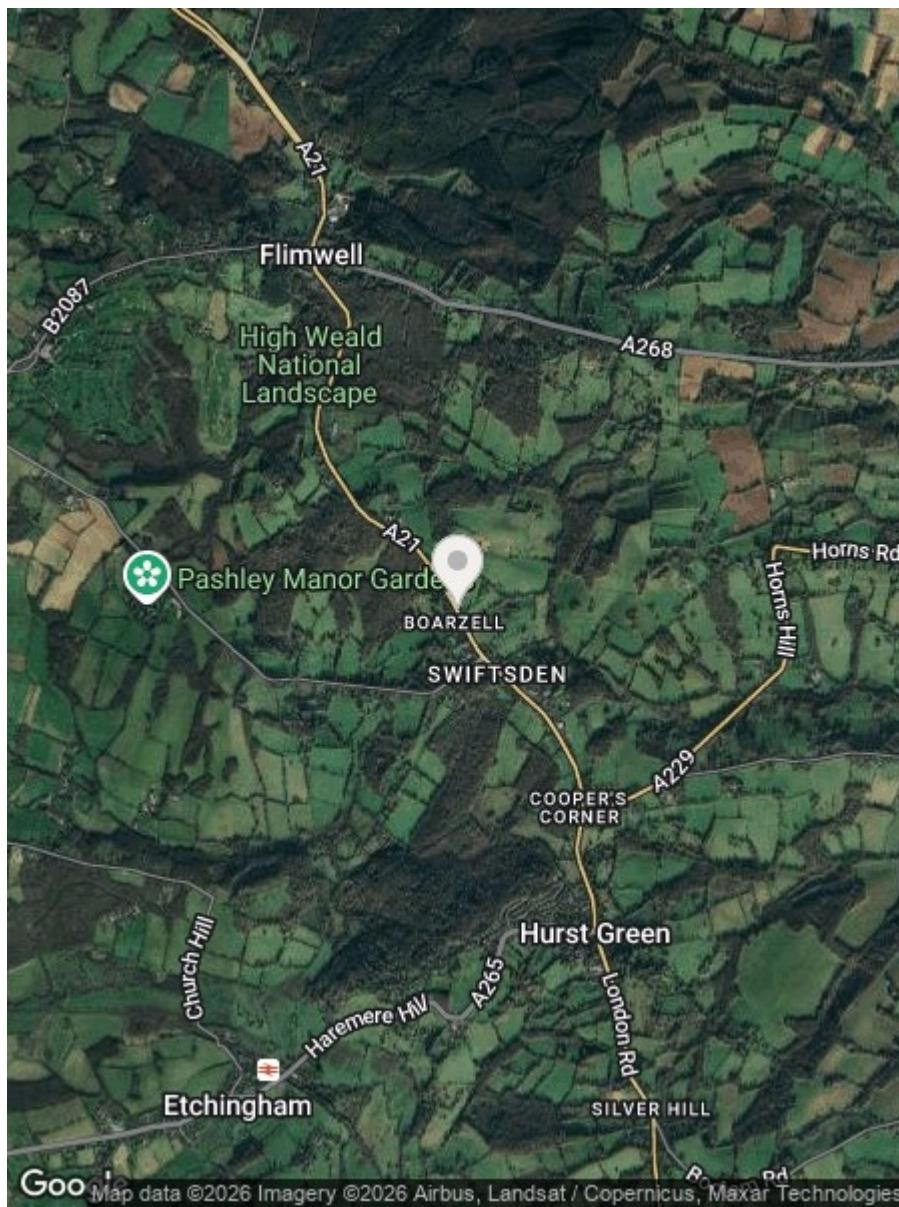


(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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Lettings & Property Management



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92 plus)                                   | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England &amp; Wales</b>                  |          | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |                         |           |
| (92 plus)   | <b>A</b> |                         |           |
| (81-91)   | <b>B</b> |                         |           |
| (69-80)   | <b>C</b> |                         |           |
| (55-68)   | <b>D</b> |                         |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> |                         |           |
| (1-20)  | <b>G</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |           |
| <b>England &amp; Wales</b>                                      |          | EU Directive 2002/91/EC |           |

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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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