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**Boarzell Courtyard Cottage London Road, Hurst Green, East Sussex TN19 7QY  
Offers In Excess Of £390,000 Freehold**

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.







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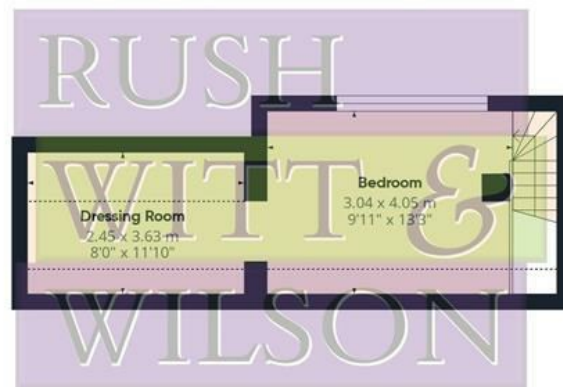
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**Floor 0**



**Floor 1**

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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**Residential Estate Agents**  
Lettings & Property Management



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