



Lower Platts

Ticehurst, East Sussex, TN5 7BZ

Guide price £750,000 Freehold

Wyatt
Hughes

Extended four-bedroom family home in the centre of Ticehurst with parking, garden and countryside views.

Located in the heart of the sought-after village of Ticehurst, East Sussex, and just a short walk from the excellent local amenities, this beautifully presented four-bedroom end-of-terrace family home offers generous and versatile accommodation arranged over three floors, together with off-road parking, an attractive rear garden and a useful garden room.

Offering spacious and well-balanced accommodation ideally suited to modern family living, the property's standout feature is the impressive open-plan kitchen and dining room. Created through a previous extension, this superb space is perfect for everyday family life and entertaining alike. Bifold doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces during the warmer months. In addition, there is a comfortable sitting room and a separate snug/family room, providing excellent flexibility for growing families and modern lifestyles.

The first floor hosts a superb principal bedroom suite, complete with an en-suite bathroom featuring a roll-top bath and direct access to a private balcony. Enjoying delightful views across the rear garden and surrounding countryside, it provides the perfect spot to relax and enjoy the evening sun. A further double bedroom and a well-appointed family bathroom complete this floor.

On the second floor are two further double bedrooms, both benefiting from elevated countryside views and useful built-in alcove storage.

Outside, the enclosed rear garden offers a private and attractive setting for entertaining, family enjoyment and outdoor dining. A detached garden room provides useful ancillary space, while private off-road parking adds further practicality.

Combining village convenience with spacious accommodation, flexible living space and far-reaching rural views, this is an exceptional family home in one of East Sussex's most desirable villages

- Four Bedrooms • End Terrace House • Off-Road Parking • Garden • Two Reception Rooms • Mains Drains, Electric, Gas & Water • EPC Rating E • Council Tax Band E



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Approximate Gross Internal Area = 213.94 sq m / 2303 sq ft

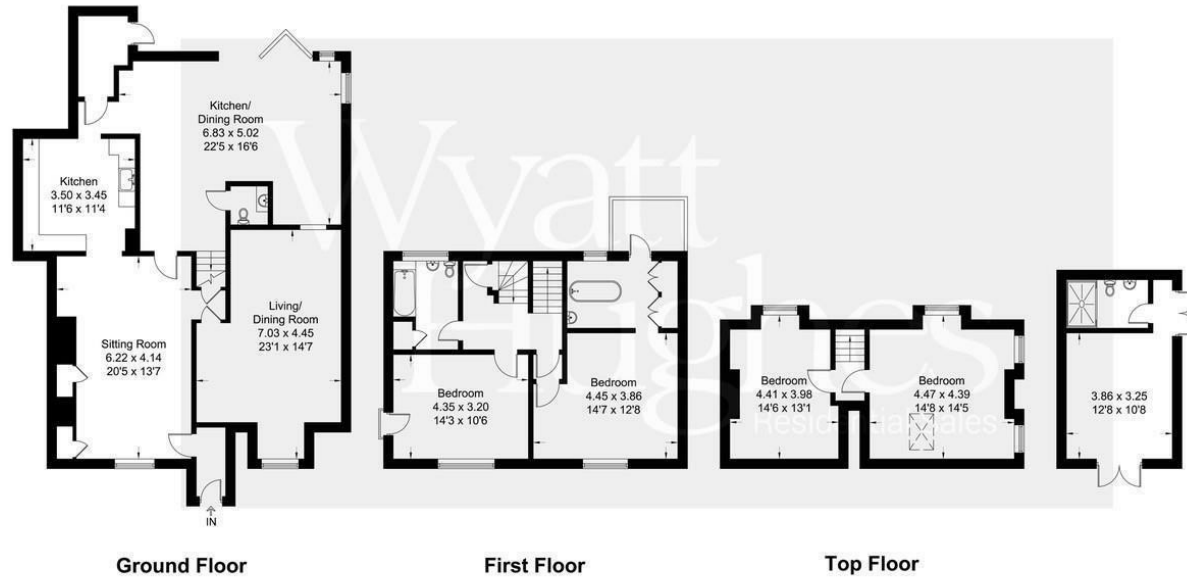


Illustration for identification purpose only, measurements are approximate, not to scale. © 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		69

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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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