



Pickforde Lane
Ticehurst, East Sussex, TN5 7BL
Asking price £315,000 Flying Freehold

Wyatt
Hughes

A BEAUTIFUL GRADE II LISTED COTTAGE IN THE HEART OF TICEHURST, WITH A PRIVATE WEST-FACING GARDEN, PERIOD CHARACTER AND NO ONWARD CHAIN.

Set along a peaceful no-through lane just moments from the centre of Ticehurst, this charming two-bedroom cottage offers an appealing mix of character, privacy and village convenience.

Inside, the accommodation is arranged over two floors and extends to approximately 628 sq ft. The sitting room has a warm, cottage feel, with attractive timber panelling, a sash window and feature fireplace creating a real focal point.

To the rear, the kitchen/dining room provides space for everyday dining and opens directly onto the garden, making the most of the sunny westerly aspect.

The first floor offers two bedrooms, including a comfortable principal double bedroom with built-in storage, together with a modern shower room.

Outside, the private west-facing rear garden is a real highlight, offering a lovely place to enjoy the afternoon and evening sun, with established planting, terracing and decking. Some maintenance to the decking is required.

The position is difficult to beat for village life. Ticehurst's shops, Post Office, cafés, pubs, primary school and recreation ground are all within easy reach, while Bewl Water and the surrounding countryside provide excellent walking and leisure opportunities.

Stonegate and Wadhurst stations offer rail services towards London, with Tunbridge Wells approximately 10 miles away and the A21 also readily accessible.

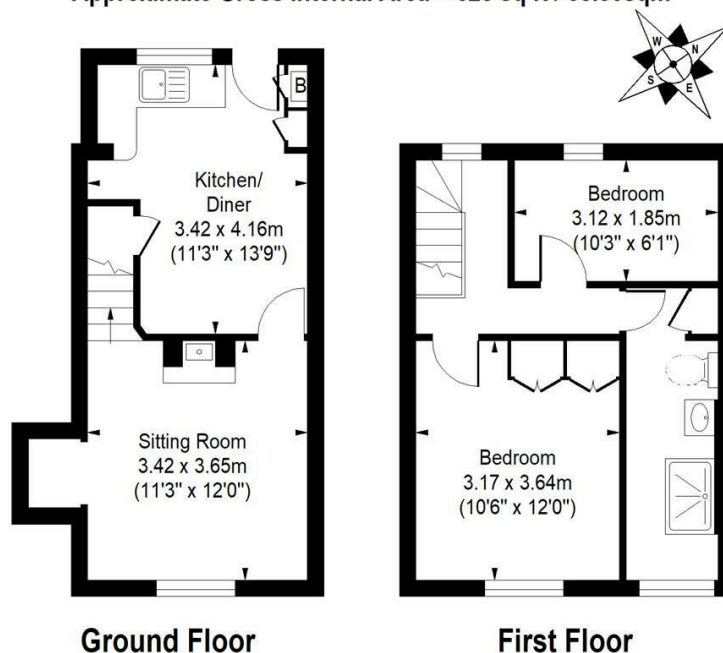
A delightful period home in a central yet tucked-away position, ideal as a permanent home, downsizing option or country retreat.

Agent's Note: A small flying freehold exists beneath the shower room and part of bedroom two.

- Grade II Listed Semi-Detached Cottage • Two Bedrooms • Rear Courtyard Garden • Central Village Location • Chain Free • Mains Gas, Electric, Water & Drainage • Council Tax Band: C (Rother)



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Approximate Gross Internal Area = 628 sq ft / 58.30sqm



Measured in accordance with RICS guidelines.
Floor plan is for illustrative purposes only and should not be relied on as a statement of fact.
Limited use areas under 1.5m included in area unless indicated otherwise.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		64
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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