



## Providence Cottage

St Marys Lane, Ticehurst  
East Sussex



An attractive modern 2 double bedroom semi-detached village house, providing light, well presented accommodation, benefiting from a south facing garden and off road parking, situated in the heart of Ticehurst village. NO CHAIN.

## Guide price £335,000 Freehold

### Situation:

The property is situated on a quiet lane in the centre of the vibrant village of Ticehurst, which offers a good range of local shops and amenities including a village store/post office, chemist, zero-waste shop, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is just 3½ miles distant and offers a wider selection of local amenities and the regional centre of Tunbridge Wells is 10 miles distant and provides a comprehensive range of facilities including The Pantiles, Royal Victoria shopping centre, cinema complex and theatres. Wadhurst Station (4 miles distant) provides rail services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of about an hour. Regular bus services also operate from Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 32 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East.

### Description:

Providence Cottage is a modern semi-detached house with attractive weather boarding and brick external elevations beneath a tiled roof with double glazed windows and doors.

The house provides a light and well presented living space of approximately 614sq.ft/ 57sq.m and benefits from having a south facing garden and allocated parking for two cars.

The accommodation is arranged over two floors and includes on the ground floor an entrance hall with an understairs cupboard, a cloakroom, a well-proportioned sitting/dining room with french doors leading out to the garden. The kitchen has a good range of modern shaker style wall and base units with an outlook to the front of the property. On the first floor there are two double bedrooms and a modern bathroom.

Outside there is a pretty front garden with a beech hedge providing a good degree of privacy. A paved path leads to the covered front door. A gravel path to the side gives access through a close board gate to the rear south facing garden and leads to a gate which gives access to the allocated parking area.

The garden, which the current owner has landscaped, has a raised area of lawn with various mature shrubs and plants, a gravelled area and a terrace with a pergola which is ideal for outdoor entertaining. There is a useful shed and the garden is fenced on all sides.

**Services:** Mains water and electricity. Gas-fired central heating

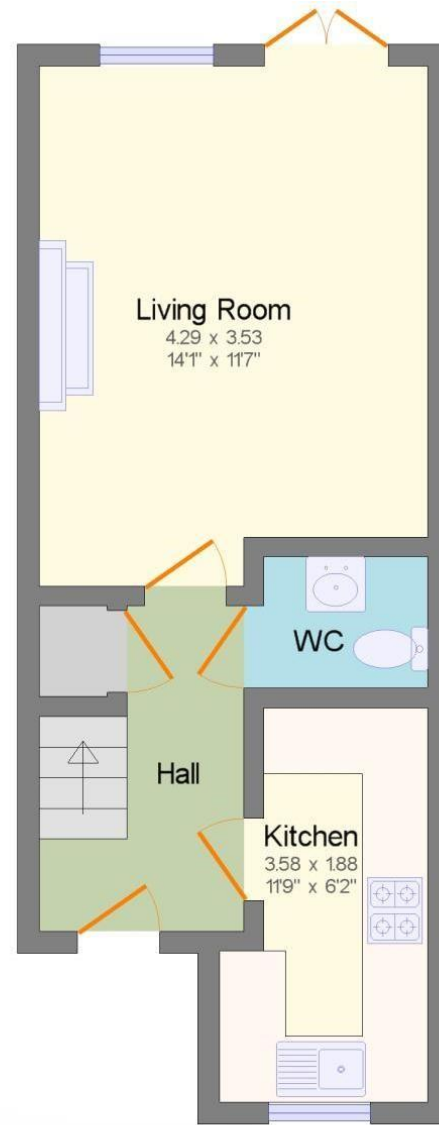
**Local Authority:** Rother District Council (01424) 787000

**Current EPC Rating:** C

**Current council tax band:** C

**Property address:** Providence Cottage, St Marys Lane, Ticehurst, East Sussex TN5 7AX





Ground floor

This plan is not drawn to scale and is for layout guidance only

#### Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.





01892 786720 [www.greenlizardhomes.co.uk](http://www.greenlizardhomes.co.uk)

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: [info@greenlizardhomes.co.uk](mailto:info@greenlizardhomes.co.uk)