



15 Cross Lane Gardens
Ticehurst, East Sussex

A well presented and spacious 2 bedroom semi-detached bungalow, set within a quiet development for those aged 55 and over, situated on the edge of the village.

Offers in excess of £350,000 Leasehold



Situation: The property is situated within a quiet, well-maintained development for those aged 55 and over on the edge of the much sought after village of Ticehurst, which offers a good range of shops and amenities including a village store/post office, greengrocer, chemist, doctor's surgery, zero waste shop, café, pubs, gallery, primary school, village hall and recreation ground.

Wadhurst is just over 3 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, the Royal Victoria shopping centre, cinema complex and theatres. Stonegate station (3 miles distant) and Wadhurst (4 miles distant) provide 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.

Leisure pursuits include Dale Hill Golf Course, which is within 1½ miles, and the beautiful surrounding countryside has many footpaths and includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, which is just over a mile away.

Description: 15 Cross Lane Gardens is a very well presented semi-detached bungalow built in 1987 with external elevations of brick beneath a pitched tile roof and double glazed windows and doors. The property has been well maintained and provides light and spacious accommodation of approximately 847sq.ft/79sq.m.

The accommodation includes an entrance lobby, a spacious entrance hall with built in storage cupboards, a good-sized sitting room which extends to 21ft and has an attractive bay window overlooking the front gardens. The sitting room has an archway leading into the dining area with sliding doors leading to a terrace and the rear garden. There is a well-equipped kitchen with a range of modern wall and base units, an induction hob, electric and microwave oven and integrated appliances. The main bedroom is across the hall from the sitting room and has an outlook over the front gardens and has fitted wardrobe cupboards. The second bedroom (currently used as a study) enjoys an outlook of the rear garden. There is also a well-appointed shower room with a wash basin, wc and a large shower.

The property is approached through the Cross Lane Gardens development, which is arranged around a quadrangle and is laid to lawn, providing a very attractive outlook. A brick path leads to the bungalow where there is an area of front garden with lawn and a variety of shrubs. The rear garden has a good-sized, private terrace, beyond which is an area of lawn and well established flower-bed.

There is a single garage at the entrance of the development and there is also plenty of parking for residents and visitors.

Agent's note: The property has a 999-year lease from 1987 with an annual service charge of £85 per month.

Services: Mains water and electricity. Gas central heating

Local Authority: Rother District Council (01424) 787878

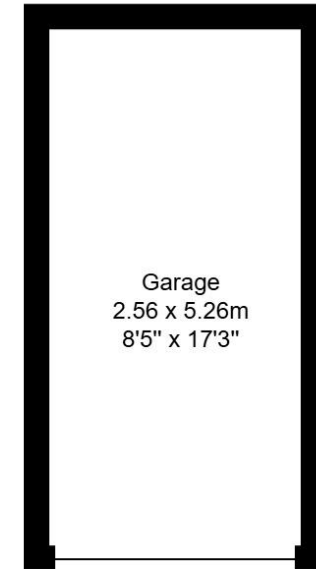
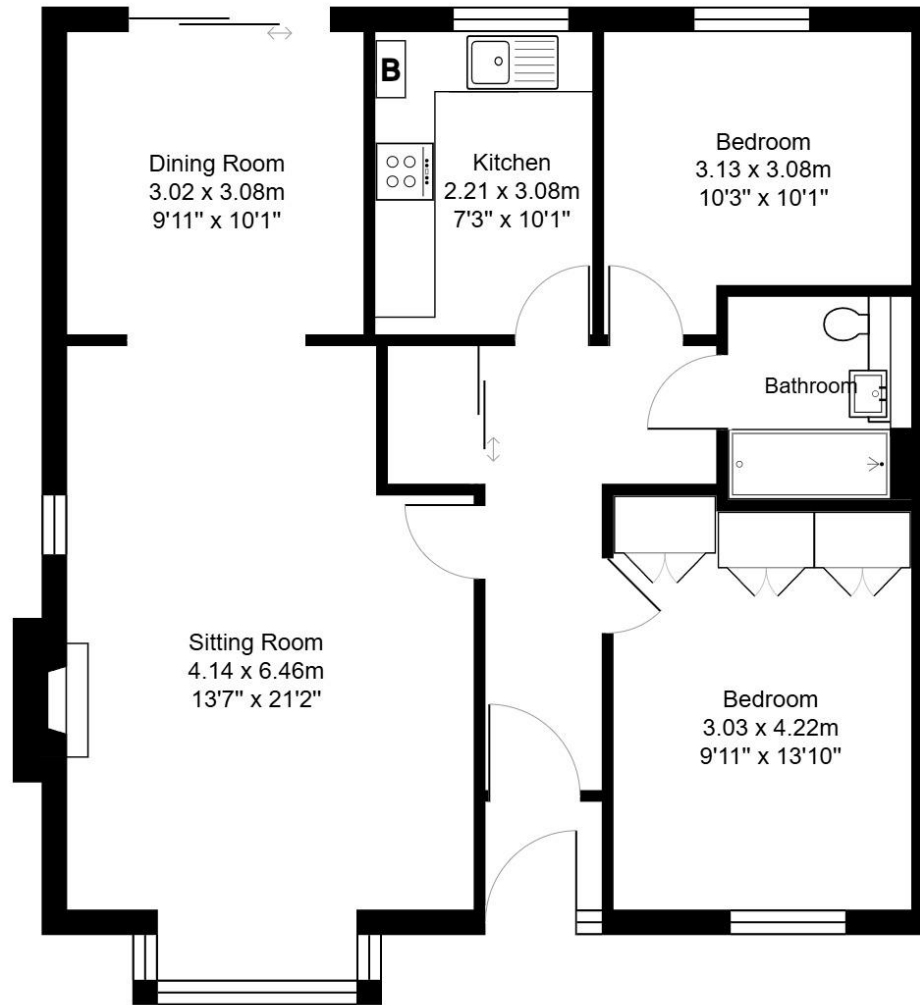
Council tax band: E (£2,972.52 per annum)

EPC Rating: Band C

Property address: 15 Cross Lane Gardens, Ticehurst, East Sussex TN5 7HY

01892 786720 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Garage
Area: 13.5 m² ... 145 ft²

Ground Floor
Area: 78.7 m² ... 847 ft²

Total Area: 92.1 m² ... 992 ft²

All measurements are approximate and for display purposes 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.



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