



Church Street  
Ticehurst, East Sussex, TN5 7AH  
Guide price £450,000 Freehold

Wyatt  
Hughes

## CHURCH STREET, TICEHURST, EAST SUSSEX, TN5 7AH

Charming Two Bedroom Edwardian Cottage in the Heart of Ticehurst

Set on a quiet village road just moments from Ticehurst high street, this beautifully renovated two bedroom Edwardian cottage combines period charm with modern, practical living.

Approached via a classic white picket fence, the property's attractive brick and tile-hung façade is complemented by generous casement windows that fill the home with natural light.

Inside, the ground floor offers a welcoming entrance hall leading to a bright, double-aspect living room with bay window and views towards the churchyard. A feature fireplace with alcoves creates a cosy focal point. To the rear, a stylish, recently updated kitchen includes a breakfast bar and excellent pantry storage, with direct access to the garden. A well-appointed bathroom completes the ground floor.

Upstairs are two well-proportioned double bedrooms, both thoughtfully finished with panelling, bespoke blinds and quality carpets. The front bedroom enjoys a peaceful outlook, while the second offers additional storage space ideal for a dressing area.

The landscaped rear garden is a real highlight, designed for both relaxation and entertaining. A patio leads to a larger garden area with planted borders and a central path, culminating in a covered pergola with decked seating and BBQ area — a perfect sun trap.

Located in the sought-after village of Ticehurst, with local amenities, countryside walks and a strong sense of community close by.

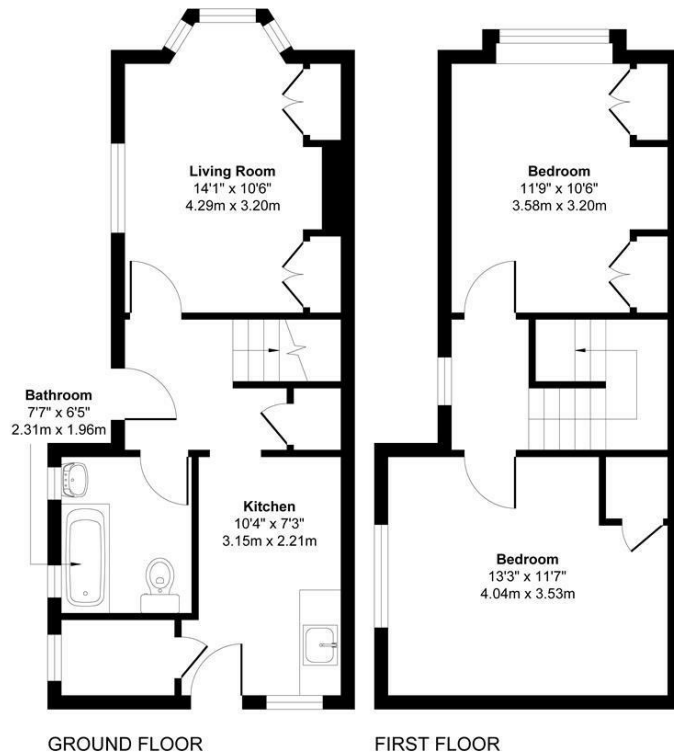
A beautifully presented home, ideal for those seeking character, style and village living.

- Two Bedrooms • End Terraced • Central Ticehurst Location • Bay Window & Fireplace • Rear Garden • Pergola & Seating Area • Ideal for Entertaining • Mains Drains, Electric & Water • Council Tax Band C • Burwash Surgery Catchment



## Campbell Cottages

Approximate Gross Internal Floor Area  
729 sq. ft / 67.72 sq. m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

# Wyatt Hughes

