

# THREE LEG CROSS

EAST SUSSEX



## Three Leg Cross, Ticehurst East Sussex TN5 7HL

Utilizing the topography of the landscape, this unique family home is located within the much sought after hamlet of Three Leg Cross.

Outside the garden wraps around the property and is laid predominantly to lawn with mature flower and shrub borders. A paved terrace is ideal for outside entertaining or just for enjoying the views over the adjoining countryside. Stone steps lead to a detached studio with mezzanine floor ideal as a home office or teenage hideaway. A gated gravel driveway provides ample off road parking and leads to a detached garage.

- Unique Detached Family Home
- Vaulted Sitting/Dining Room
- Entrance Hall and Study
- Kitchen/Breakfast Room
- Utility/Boiler Room and Cloakroom
- Master Bedroom with Ensuite
- Four Further Double Bedrooms
- Family Bathroom
- Enclosed Wrap Around Gardens
- Detached Studio with Mezzanine
- Garage and Off Road Parking
- Semi-Rural Location with Views

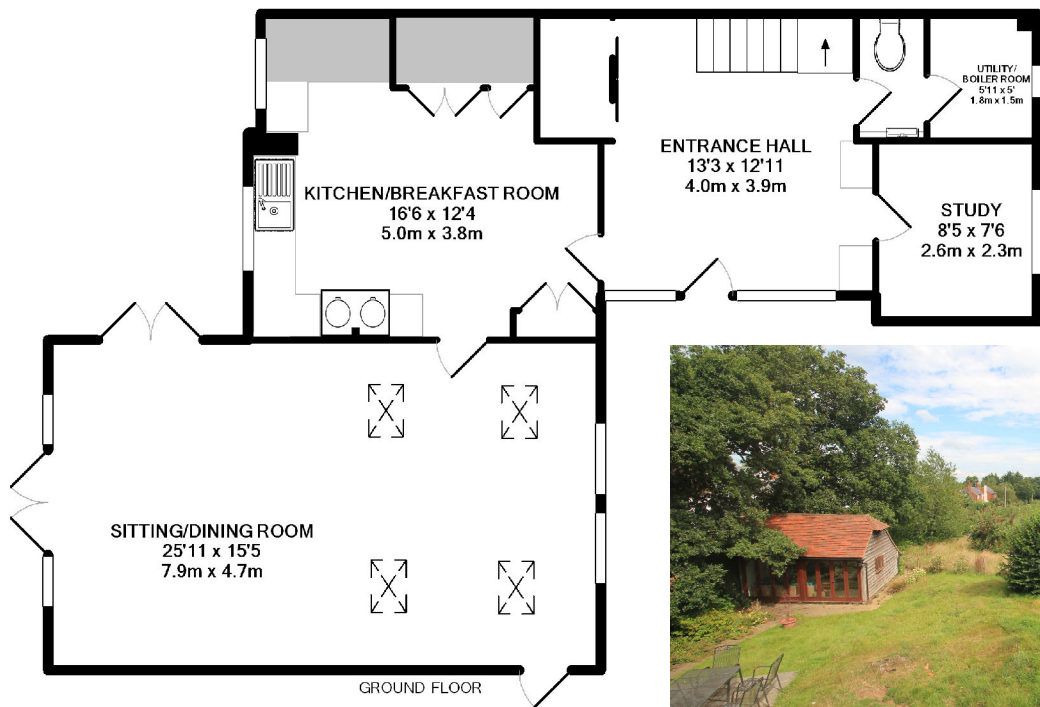










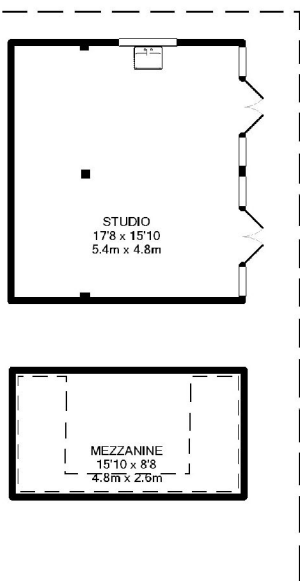
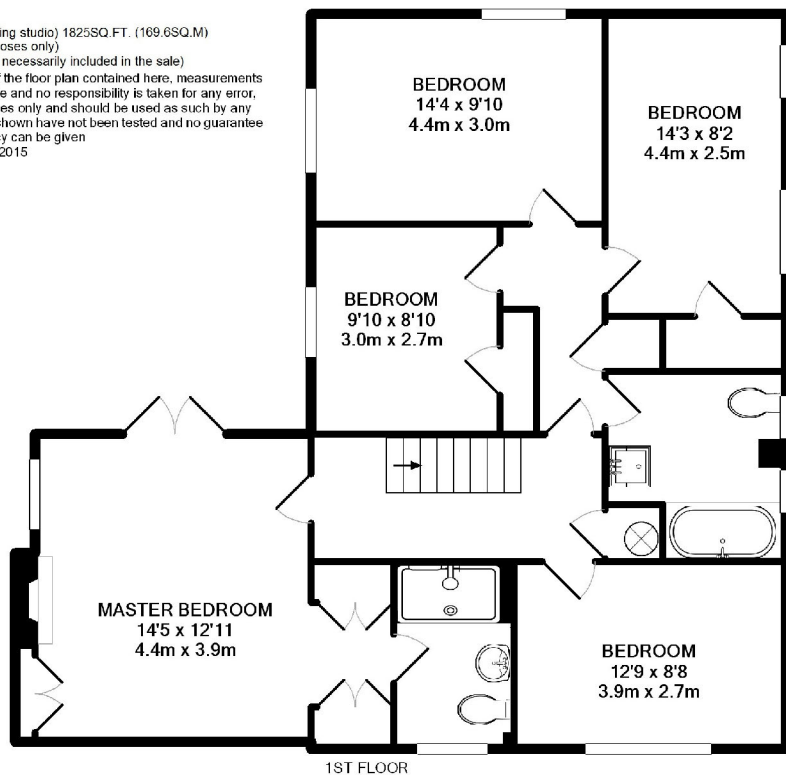


TOTAL APPROX. INTERNAL FLOOR AREA (excluding studio) 1825SQ.FT. (169.6SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Energy Performance Certificate



Acorns, Three Leg Cross, Ticehurst, WADHURST, TN5 7HL

Dwelling type: Detached house  
 Date of assessment: 01 September 2015  
 Date of certificate: 01 September 2015  
 Reference number: 0796-0098-7211-3385-6924  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 172 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

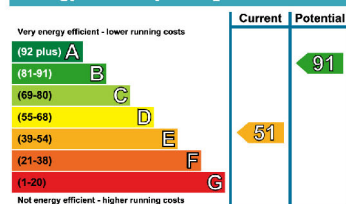
Estimated energy costs of dwelling for 3 years:	£ 6,264
Over 3 years you could save	£ 2,598

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 564 over 3 years	£ 262 over 3 years	
Heating	£ 5,082 over 3 years	£ 3,141 over 3 years	
Hot Water	£ 618 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 6,264</b>	<b>£ 3,666</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 141	
2 Cavity wall insulation	£500 - £1,500	£ 1,089	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 228	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



## SERVICES

Mains electricity, gas, water and drainage.

Rother District Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



**H&H**  
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