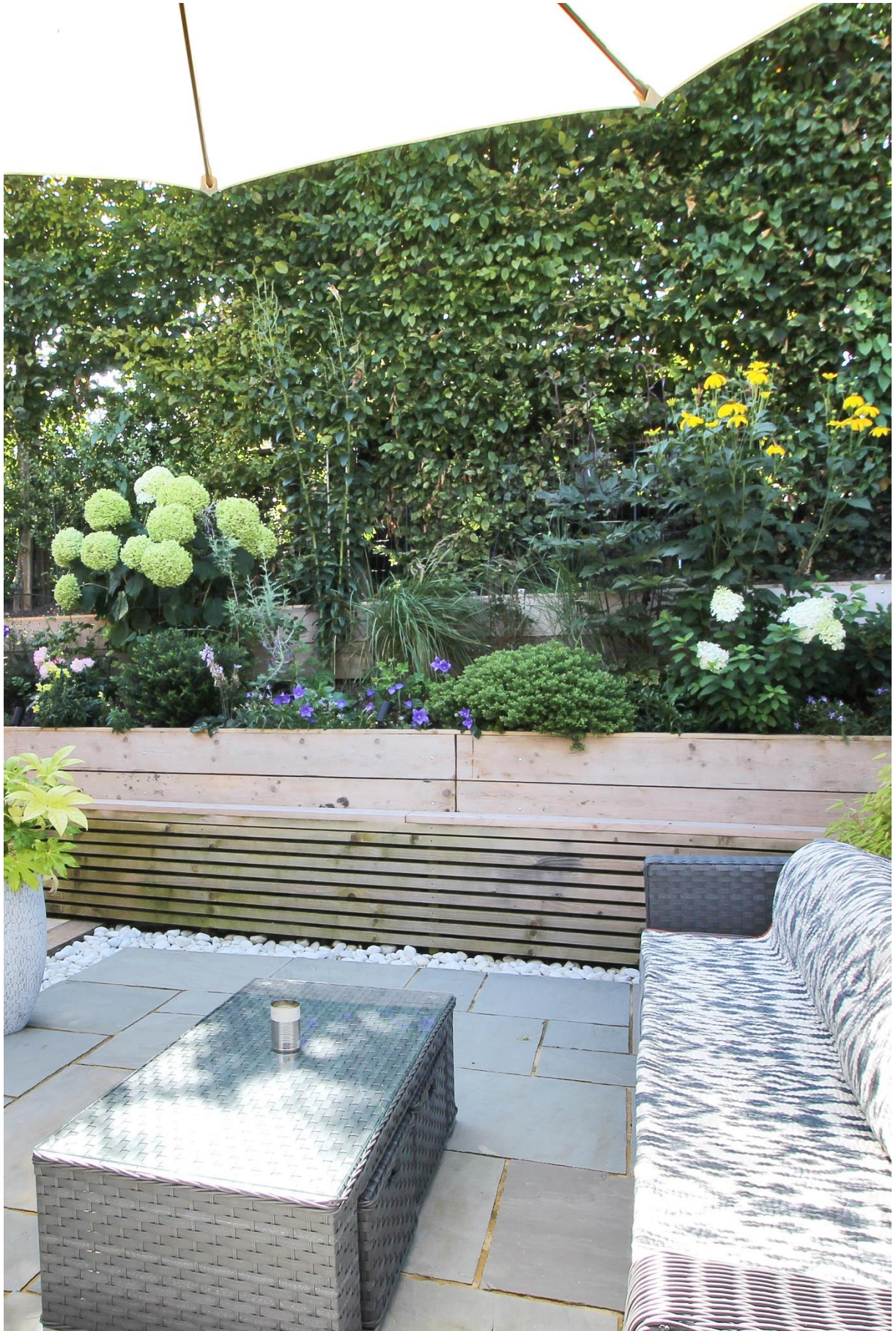




'Our Focus Determines Your Reality'



LAVENDER GARDENS  
Ticehurst  
East Sussex  
TN5 7LZ



Sitting/Dining Room \* Kitchen \* Utility/Boot Room

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Master Bedroom \* Additional Bedroom \* Family Bathroom

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Attractive Gardens \* Off Road Parking for Two Cars



## OPEN-PLAN HOME IN TUCKED AWAY SETTING

This delightful attached property is set in a tucked away, peaceful location in the sought after village of Ticehurst.

Presented in immaculate order throughout, the accommodation consists of an open-plan sitting/dining room with solid oak floor separated by a half wall from the fitted kitchen which in turn opens into a utility/boot room with doors to the garden. On the first floor there is a master bedroom, a second bedroom and a family bathroom.

Outside there are two allocated parking spaces. A path leads across the lawn of the front garden with its mature borders to the front door and a path which leads to the enclosed garden to the rear. The rear garden is an attractive low maintenance garden, paved with stunning well-stocked raised flower and shrub beds, an area of decking and a garden store.



## TICEHURST

The property is located in the village of Ticehurst and is within walking distance of the village amenities including a green grocer, artisan bakery, fresh fish shack and village store.

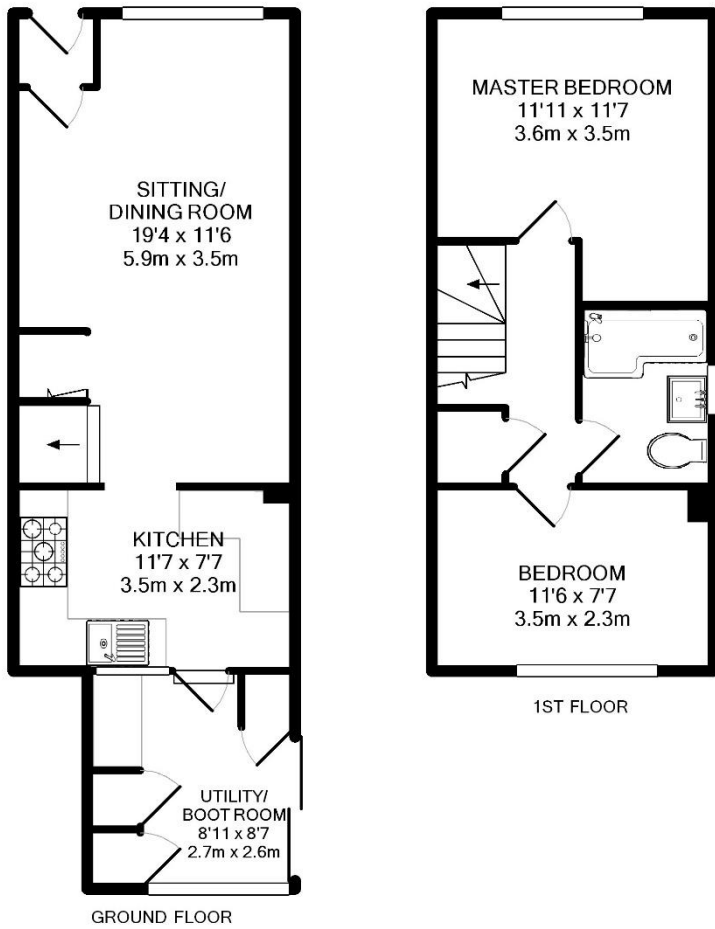
More comprehensive shopping facilities including the Royal Victoria Place Shopping Arcade are available at nearby Royal Tunbridge Wells. Recreational amenities including sports and leisure facilities, theatre, cinema and numerous restaurants are also to be found in Tunbridge Wells.

## SCHOOLS AND CONNECTIONS

There are many excellent private, grammar and state schools for children of all ages in the area.

The nearby stations at Wadhurst and Stonegate provide mainline services to London.





TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 655.5SQ.FT. (60.9SQ.M)  
(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property, the figure given is for initial guidance only)  
(please note that the fixtures and fitting 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**

4, Lavender Gardens, Titchhurst, WADCHURST, TN5 7LZ

Dwelling type: Semi-detached house Reference number: 0014-2026-7481-0221-3181  
Date of assessment: 25 August 2019 Type of assessment: R05A1: existing dwelling  
Date of certificate: 25 August 2019 Total floor area: 67 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** **£ 1,755**

**Over 3 years you could save** **£ 180**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 1,300 over 3 years	£ 1,231 over 3 years	You could save £ 180 over 3 years
Hot Water	£ 391 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 1,755</b>	<b>£ 1,475</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor insulation (suspended floor)	£800 - £1,200	£ 81
2. Solar water heating	\$4,000 - £6,000	£ 95
3. Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,000	£ 884

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call 0800 989 44420. The Green Deal will enable you to receive your home energy and cheaper to run.



## SERVICES

All mains services connected.

Rother District Council - Council Tax Band D

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

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