



'Our Focus Determines Your Reality'



Broom Hill  
Flimwell  
East Sussex  
TN5 7NJ



Sitting Room \* Dining Room \* Kitchen/Breakfast Room  
Cloakroom

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Principal Bedroom  
Further Double Bedroom \* Family Bathroom

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Garden \* Off Road Parking



## ATTRACTIVE VICTORIAN COTTAGE

Attractive Victorian Cottage with views over adjoining countryside.

The comfortable accommodation exhibits a number of period features and consists of an entrance hall, a sitting room with fireplace and log burning stove, a dining room with fireplace, a kitchen/breakfast room with vaulted ceiling and a cloakroom on the ground floor.

Located on the first floor there is a principal bedroom with fireplace, an additional double bedroom and a family bathroom with exposed red brick chimney and fireplace.

To the front of the house there is an area of lawn adjoining the driveway which leads to a carport both providing ample off road parking. The garden to the rear is laid to lawn bordered with mature flower and shrub beds and a paved terrace. The garden enjoys far reaching countryside views.

The property is conveniently situated for access to the A21 and therefore the major road networks with rail access a short drive away at Stonegate, Wadhurst and Etchingham.



## FLIMWELL

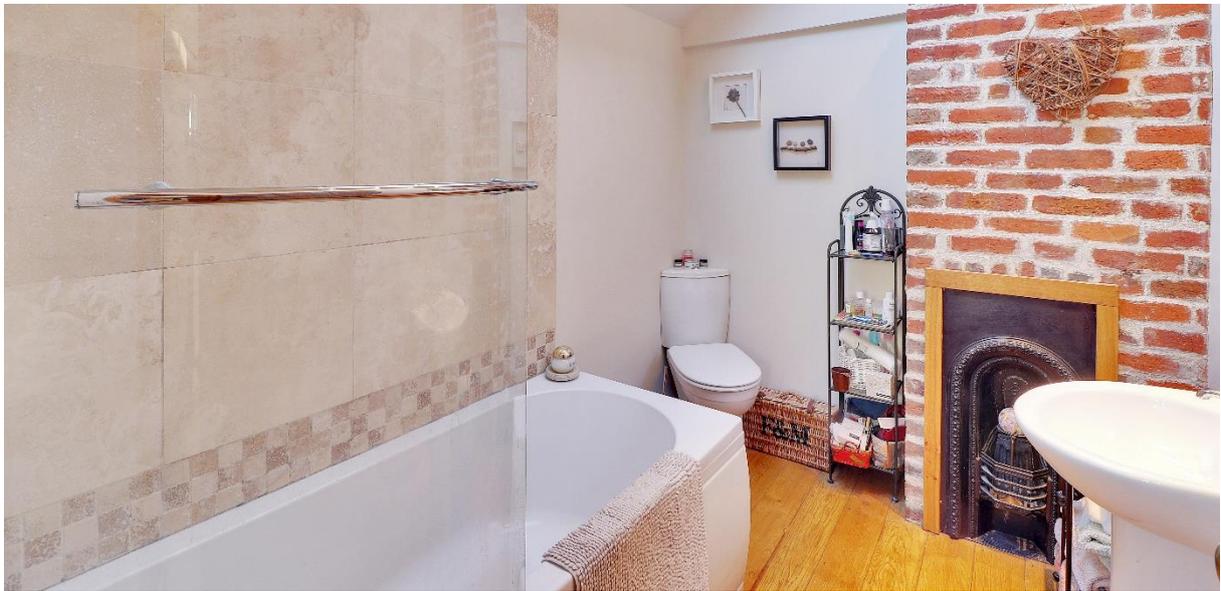
The property is located on the edge of the village of Flimwell with the larger villages of Ticehurst and Hawkhurst both a short drive away.

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

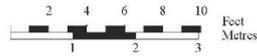
There are many excellent private, grammar and state schools for children of all ages in the area.

The nearby stations at Wadhurst and Stonegate provide mainline services to London Charing Cross and Cannon Street.

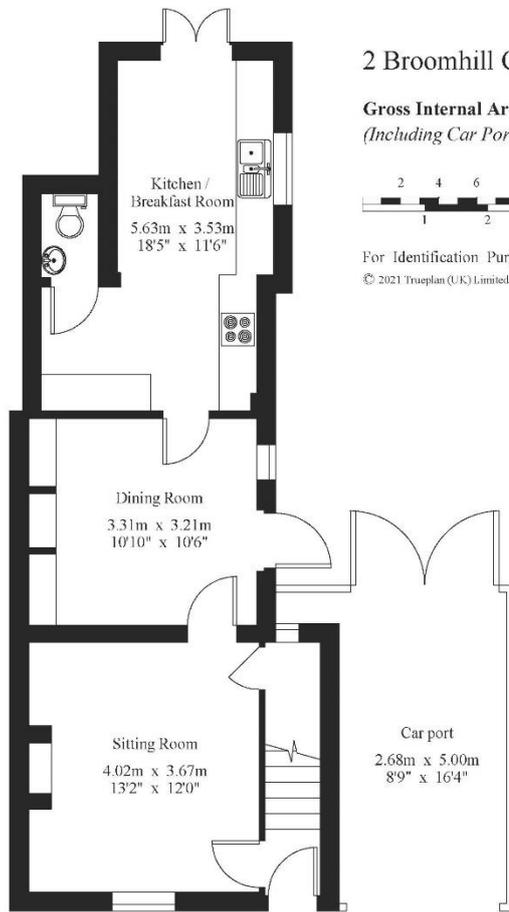


## 2 Broomhill Cottages

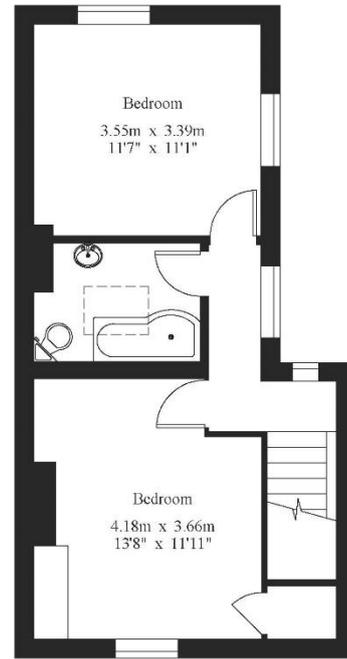
Gross Internal Area : 104.9 sq.m (1,129 sq.ft.)  
(Including Car Port)



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Ground Floor



First Floor



## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

EPC Rating: D – full details available on request.

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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