



**7 Lower St Marys**  
Ticehurst, East Sussex

An attractive and beautifully presented 4-bedroom attached modern house of approximately 1,260sq.ft, situated within a quiet development within easy walking distance of village amenities.

## Guide price £575,000 Freehold

**Situation:** The property is situated in a sought-after and quiet development in the popular village of Ticehurst, which offers a good range of local shops and amenities including a village store/post office, the renowned Bell Inn, chemist, zero-waste shop, gallery, café, primary school, village hall and recreation ground. a doctor's surgery, chemist, greengrocer, café and primary school.

Wadhurst is approximately 3½ miles distant and provides a wider selection of local amenities including the well-regarded Uplands Community College and Sports Centre.

For the commuter, mainline stations can be found at Etchingham, Stonegate and Wadhurst and they provide regular services to London Charing Cross/Cannon Street in approximately an hour. The A21 is also within easy reach and links with the M25.

The regional centre of Tunbridge Wells is just under 10 miles distant and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex and theatres.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East, where a wide range of water sports can be enjoyed. Dale Hill Golf Club and Hotel is also within each reach of the property.

**Description:** The property is an attached modern house with attractive weather board and brick external elevations beneath a slate tiled roof. Built by Millwood Homes in 2008, it is one of just twenty properties within a quiet and well-established development.

Providing light, beautifully presented and flexible accommodation, the property has been much improved by the current owners including a modern, well-appointed kitchen and oak wooden flooring throughout most of the ground floor, and benefits from double glazing, an easy to manage part walled garden, a detached single garage with parking in front, as well as visitor parking.

The accommodation is arranged over three floors and includes on the ground floor an entrance hall, a cloakroom, a good-sized double aspect sitting/dining room with French doors leading out to the garden and a storage cupboard. The double aspect kitchen has a good range of modern wall and base units with integrated appliances. On the first floor there are three bedrooms (two doubles and a single) and a good-sized family bathroom with modern sanitary ware. On the second floor there is a good-sized bedroom with fitted wardrobes and an en-suite shower room with modern sanitary ware.

Outside there is a pretty front garden with steps leading up to the front door, and to the rear there is a detached single garage with a useful loft storage area and there is a parking space in front. There is a gate leading to a landscaped rear garden which is mainly laid to lawn with various plant and shrub borders. A path leads to a terrace which is ideal for outdoor entertaining and there is part brick wall and fencing to all sides. There is also visitor parking.

**Services:** Mains water and electricity. Gas-fired central heating

**Local Authority:** Rother District Council (01424) 787878

**Council tax:** Band E (2026/27 - £3,265.74.00)

**Current EPC rating:** Band C

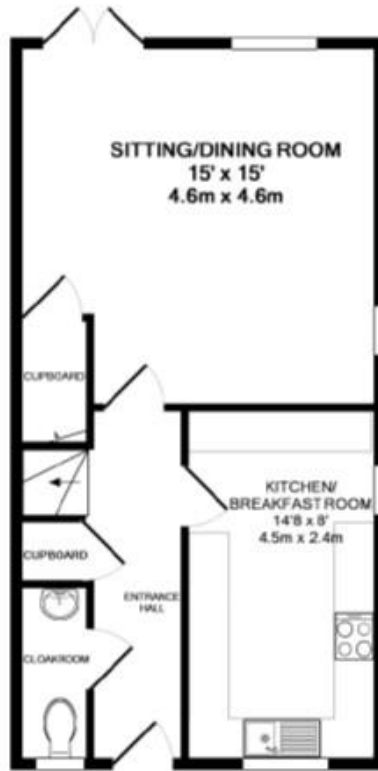
**Annual service charge:** Approximately £450.00

**Property address:** 7 Lower St Marys, Ticehurst, East Sussex TN5 7AW

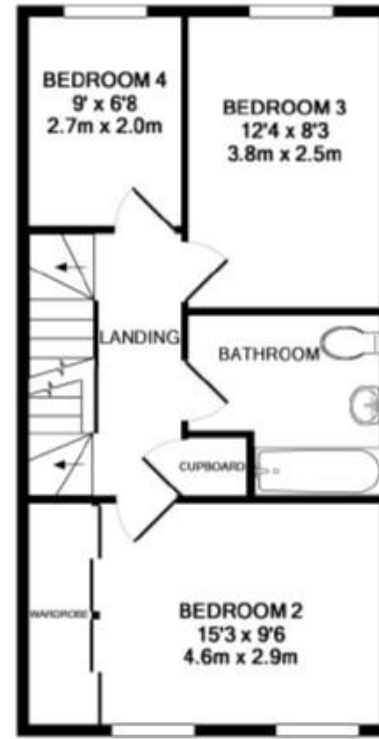


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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



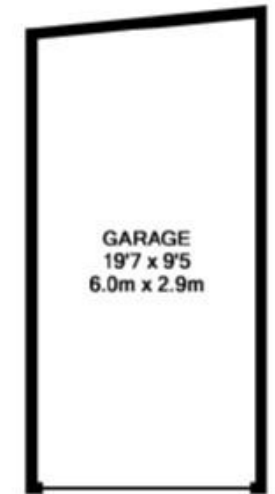
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Total approximate floor area (excluding garage):

1259sq.ft/117sq.m

For layout guidance 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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