



## Claremont

High Street, Ticehurst, East Sussex

A spacious 1950s 4-bedroom detached village house of approximately 2,066sq.ft, situated in a convenient position within easy walking distance of village amenities, set on a plot of 0.21 acres with a lovely outlook to the rear over adjoining countryside.

## Guide price £800,000 Freehold

### Situation:

Claremont is situated within a few minutes' walk of the centre of the much sought after and vibrant village of Ticehurst which offers a good range of local shops and amenities including a village store/post office, chemist, zero-waste shop, pubs, gallery, café, primary school, village hall and recreation ground.

Wadhurst is just 3 miles distant and offers a wider selection of local amenities and the regional centre of Tunbridge Wells is 10 miles distant and provides a comprehensive range of facilities including The Pantiles, Royal Victoria shopping centre, cinema complex and theatres. Wadhurst Station (4 miles distant) provides rail services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with a journey time of about an hour. Regular bus services also operate from Ticehurst to Wadhurst and Tunbridge Wells and the A21 is just over 2 miles to the east providing a direct link to the M25 (junction 5) and the coast. Gatwick Airport is about 32 miles to the west, the Eurotunnel terminal at Folkestone is about 40 miles to the east and central London is about 50 miles away.

The beautiful surrounding countryside includes Bewl Water Reservoir, reputedly the largest area of inland water in the South East.

### Description:

Claremont is a 1950s detached house with external elevations of brick beneath a tiled roof and double-glazed windows and doors. The house has been much improved and extended by the current owner and provides spacious and flexible accommodation of approximately 2,066sq.ft/192sq.m.

The accommodation includes a generous hallway with parquet flooring, stairs to the first floor and doors leading to: a WC; an L-shaped sitting room with parquet flooring, a fireplace, windows to the front and French doors leading out to a terrace and the rear garden; a large, open plan kitchen/dining room, which extends to 22'5 and has an extensive range of gloss white wall and base units with solid oak work surfaces, French doors leading out to the garden and door to a utility room. The good-sized utility room has a lift to the main bedroom and doors to a storeroom and a study. On the first floor there are four double bedrooms, a family bathroom and an ensuite shower room.

Outside, the property is approached over a tarmac driveway providing parking for several cars and there is a front garden laid to lawn with flower borders and a rockery. To the rear is a good-sized garden, which is mainly laid to lawn with a terrace and well stocked flower borders, The garden backs onto a field and enjoys rural views.

### EPC Rating: D

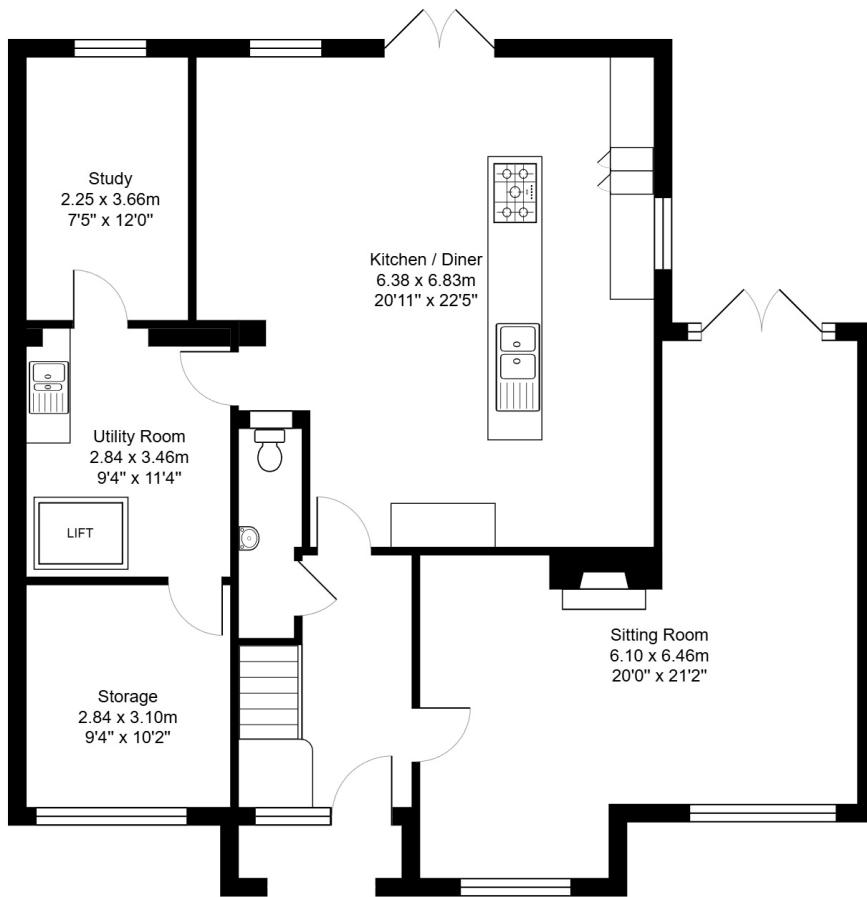
**Services:** Mains water, gas and electricity

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

**Council Tax Band:** F (2025/26 - £3,680.85)

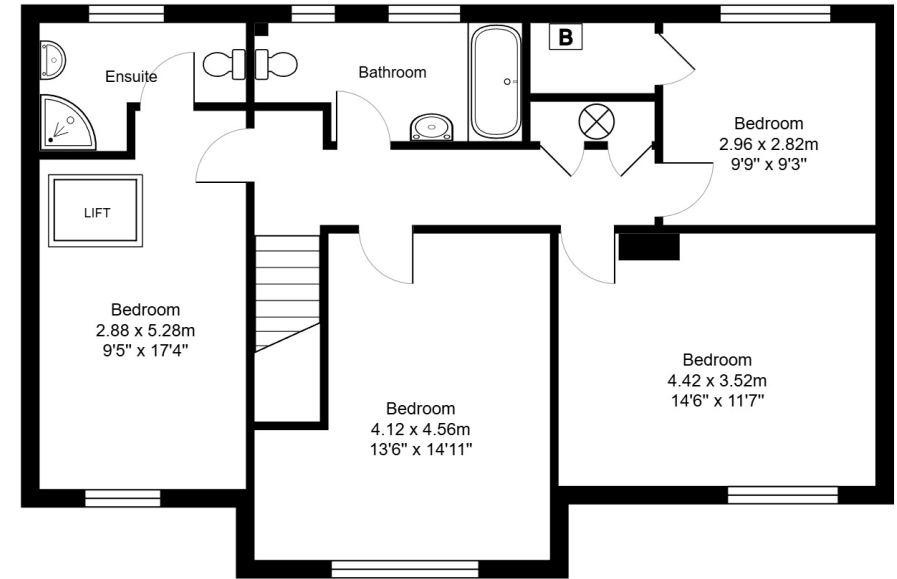
**Property address:** Claremont, High Street, Ticehurst, East Sussex TN5 7AS





Ground Floor  
Area: 115.0 m<sup>2</sup> ... 1238 ft<sup>2</sup>

Total Area: 194.8 m<sup>2</sup> ... 2097 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



First Floor  
Area: 79.8 m<sup>2</sup> ... 859 ft<sup>2</sup>



**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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