



125

— YEARS OF —

**Lambert
& Foster**



1 GRAVEL PIT COTTAGES
HIGH STREET, FLIMWELL, EAST SUSSEX, TN5 7PB



**Lambert
& Foster**

ETCHINGHAM STATION 5.2 MILES | GATWICK AIRPORT 35 MILES | TUNBRIDGE WELLS 13 MILES

1 GRAVEL PIT COTTAGES, HIGH STREET, FLIMWELL, EAST SUSSEX, TN5 7PB

A three-bedroom unlisted character cottage arranged over three floors with a beautiful garden and off-street parking for two cars in a convenient position in Flimwell, East Sussex.

ASKING PRICE £367,500 FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this three-bedroom unlisted character cottage arranged over three floors with a beautiful garden and off-street parking for two cars in a convenient position in Flimwell, East Sussex.

The property, which is set over three floors and includes 996 sq. ft. of internal living space, includes on the ground floor, a kitchen, dining room, reception room and porch. On the first floor you find two bedrooms and a family bathroom while on the top floor is a loft room/bedroom. The property is beautifully presented throughout and includes a newly installed boiler.

Entering the property through the porch you arrive in the kitchen. This fantastic room includes space for a dining table, shaker style floor and wall cabinets, integrated fridge/freezer and wooden floorboards. From the kitchen you enter a central dining room which is currently used as a snug/office and features French doors leading directly to a sunny patio area. Lastly, on the ground floor you enter a cosy carpeted living room with a wood burning stove and storage cupboards.

Taking the stairs to the first floor, you find two large double bedrooms, a large storage cupboard and a well-proportioned family bathroom with both a bath and a separate shower cubicle. Stairs take you to loft bedroom on the top floor.



DESCRIPTION CONTINUED

Outside, the property is approached by a garden path which makes for a delightful approach to the property which is itself set well back from the road.

The property benefits from both front and rear gardens and a side courtyard which is a wonderful spot to relax and benefits from excellent sun.

There are two-off street parking spaces with the property which are across the road from the house.

- Unlisted
- Parking
- Character
- Two reception rooms
- New boiler
- Three bedrooms



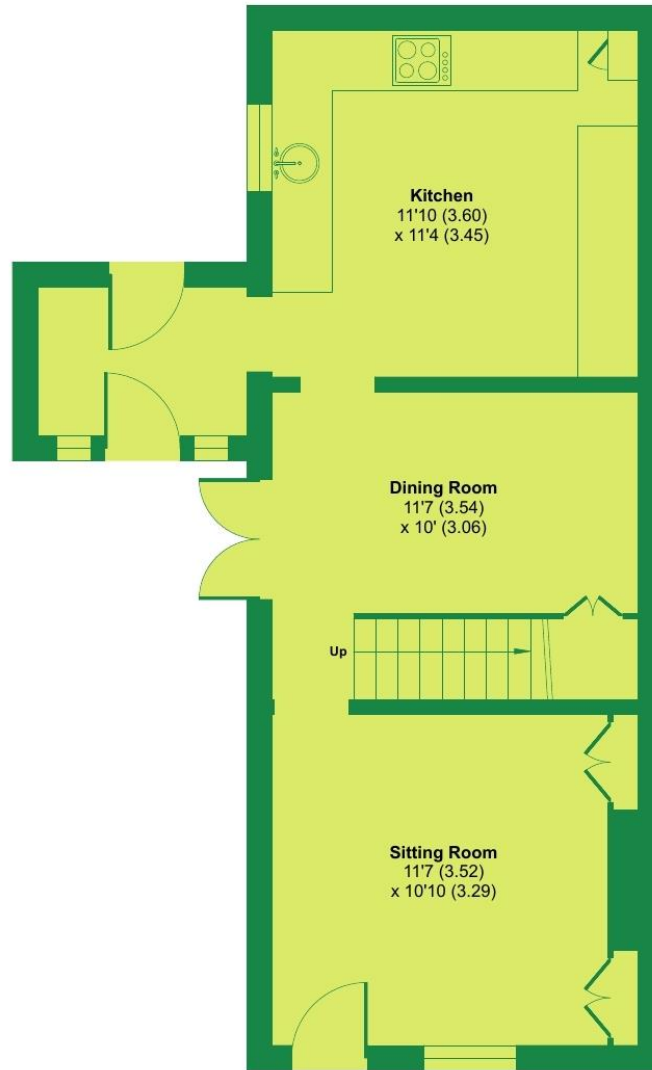
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

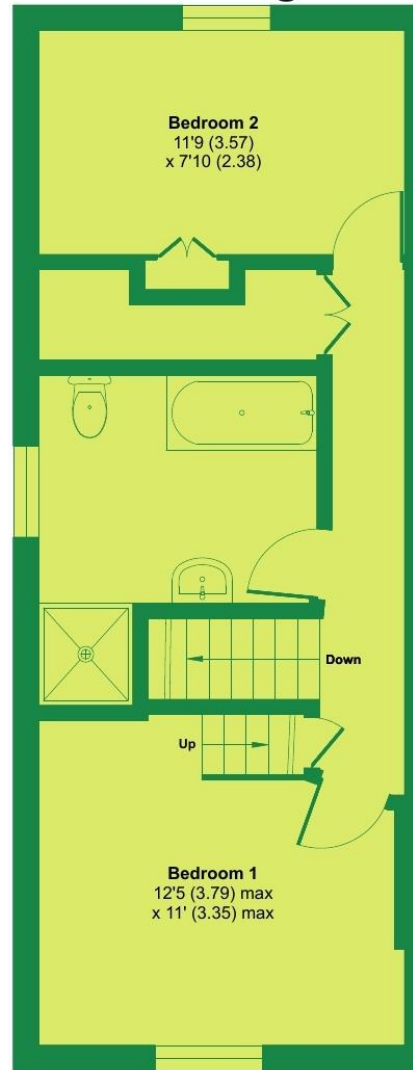
High Street, Flimwell, Wadhurst, TN5

Approximate Area = 996 sq ft / 92.5 sq m

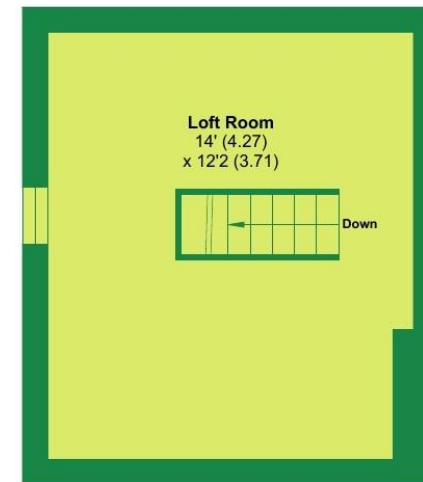
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







VIEWING: By appointment only.

Sussex Office: 01435 873999.

WHAT3WORDS: ///ROADWAYS.FOLK.REFORMING

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band D **EPC:** C (69)

FLOOD & EROSION RISK: Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

PHYSICAL CHARACTERISTICS: Brick elevations with tiled roof.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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