



'Our Focus Determines Your Reality'



London Road
Hurst Green
East Sussex
TN19 7PN



Price Guide £795,000

Entrance Hall * Drawing Room * Sitting Room
Kitchen/Dining/Family Room * Utility Room * Cloakroom
Cellar

Integral 400sq.ft. Shop * Office

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bathroom

Attractive Courtyard Style Garden * Detached Workshop
Off Road Parking



DOUBLE FRONTED PERIOD SHOP AND FAMILY HOME

Located within the village of Hurst Green and believed to date back to the 1810's with later additions, this attractive double fronted bay windowed shop and family home exhibits many period features. This is a rare opportunity to enjoy a work and life balance.

The residential accommodation consists of an entrance hall, vaulted sitting room with doors opening to the garden, drawing room with open fire, open plan, split level, kitchen/dining/family room with open fire, ceiling lantern and doors leading to the garden, utility room and cloakroom on the ground floor. From the kitchen a door leads into the cellar with natural light. On the first floor there is a principal bedroom with ensuite shower room, two double bedrooms, an additional bedroom and family bathroom featuring a stand-alone roll-top bath.

The double fronted bay windowed shop can be accessed from the road or from the entrance hall. Offering approximately 400 sq.ft. on a split level, the shop includes an office. Lapsed planning for change of use to residential could be re-applied for if required.

Outside, double gates open onto the gravel off road parking which leads to the detached workshop benefitting from power and water. A gate leads into the walled courtyard style garden, textured from brick and wood with a raised terrace which with doors leading from the sitting room and the dining room is ideal for outside entertaining.



HURST GREEN

Hurst Green village is well served for everyday needs with a community shop, two farm shops selling locally sourced products, two restaurants and primary school. There is an award winning bistro at Etchingam station whilst the nearby towns of Ticehurst and Wadhurst enjoying more extensive facilities such as general stores and public houses.

SCHOOLS AND CONNECTIONS

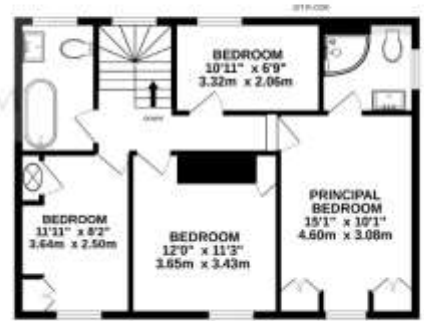
The area benefits from a number of good schools both in the private and public providing both primary and secondary education.

The transport links are excellent with the A21 linking with the major road networks and the nearby mainline railway station at Etchingam providing services into London Charing Cross.





TOTAL APPROXIMATE INTERNAL FLOOR AREA (excluding Workshop and Shop) 1,446.75Q.FT. (134.45Q.M.)
 TOTAL APPROXIMATE INTERNAL SHOP FLOOR AREA 405.85Q.FT. (37.75Q.M.)
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
 (not to scale - for layout purposes only)
 (please note that the fixtures and fittings are not necessarily included in the sale)
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-assignment. 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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SERVICES

All mains services connected. 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.



DECORATIVE ANTIQUES TN19 7PN

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