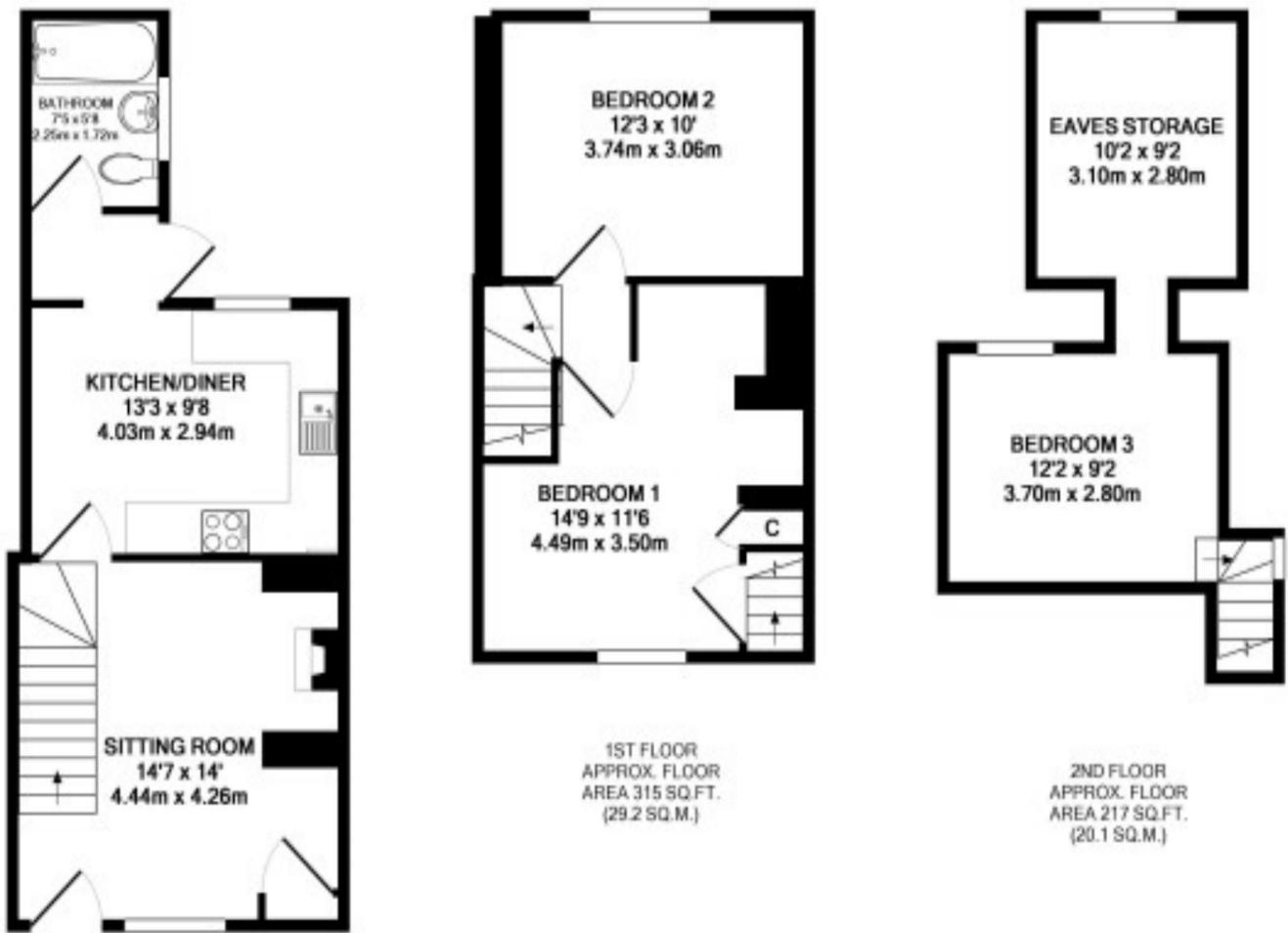




**STATION ROAD, HURST GREEN, TN19 7PQ, £269,950**



GROUND FLOOR  
APPROX. FLOOR  
AREA 374 SQ.FT.  
(34.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.2 SQ.M.)

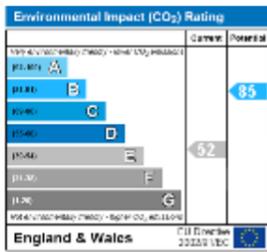
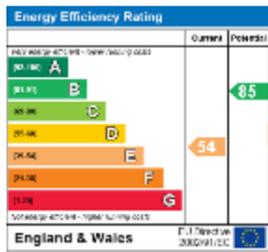
2ND FLOOR  
APPROX. FLOOR  
AREA 217 SQ.FT.  
(20.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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  
Made with Metropix ©2018



**Grade II Listed cottage**  
**2 Bedroom end of terrace**  
**Sitting room with inglenook fireplace and woodburner**  
**Large kitchen/breakfast room**  
**Family bathroom**  
**Staircase to 2nd floor with 2 additional attic rooms**  
**Attractive front and rear cottage gardens**



**MISREPRESENTATION ACT 1967** These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only as a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.  
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their solicitors. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.  
 Tel: 01435 868020. Fax: 01435 864441. [www.westwoodsestateagents.co.uk](http://www.westwoodsestateagents.co.uk)

A very pretty Grade II Listed cottage circa 18th century with 2 large double bedrooms, large fitted kitchen/breakfast room, sitting room with inglenook fireplace and woodburner, family bathroom, staircase to 2 further attic rooms, pretty cottage gardens to the front and rear. The property benefits from mains gas central heating. Council Tax Band C - 2018/2019 £1,721.35

Located within east walking distance of the village with it's local community stores and Hurst Green and Etchingham primary schools. Hurst Green village is well served with buses to Robertsbridge and Uplands, Wadhurst secondary schools. Etchingham main-line railway station is within 5 minutes drive with train services to London in just over an hour. Hurst Green is located in between Tunbridge Wells and Hastings and within easy driving distance of Hawkhurst and Heathfield.

FRONT DOOR to

SITTING ROOM 14'07" max x 14' inglenook fireplace with woodburner, stairs to first floor.

KITCHEN/BREAKFAST ROOM 13'3" x 10'3" recently fitted with range of fitted units and work surfaces, fitted electric oven and gas hob, stainless steel 1 1/4 bowl sink, newly fitted 'Valliant' wall-mounted central heating boiler, door to lobby, glazed rear door to garden.

Door to LOBBY space for shoes/cloaks, glazed rear door to GARDEN, door from LOBBY to

BATHROOM newly fitted white suite comprising bath with shower over, pedestal wash handbasin, low level WC, part tiled walls, extractor fan.

UPSTAIRS LANDING

BEDROOM 1 14'7" x 11'5" max into alcove, original brick fireplace (now unused), window to front, understairs cupboard, door to staircase access for attic rooms.

BEDROOM 2 12'5" x 10'1" window to rear, cupboard housing hot water tank.

SECOND FLOOR

ATTIC ROOM 1 12'3" x 9'2" max into eaves, velux window.

ATTIC ROOM 2 10'1" x 9'11" max into eaves, window to rear.

OUTSIDE





FRONT GARDEN picket fencing, flower borders, path to front door and side access to rear garden.

REAR GARDEN attractive cottage gardens incorporating gravel seating areas, garden shed, specimen trees including Lilac and Eucalyptus, side access to front garden. There is a Right of Way for the neighbouring cottage to their rear garden

