



**MOTTS PROSPECT, MOTTS DOWN, GROOMBRIDGE
EAST SUSSEX TN3 9PB**

MOTTS PROSPECT MOTTS DOWN GROOMBRIDGE EAST SUSSEX TN3 9PB

Groombridge - 2.1 miles
Crowborough - 2.9 miles
Tun Wells - 6.5 miles
Gatwick - 20.8 miles
Central London - 49 miles

A detached cottage in a rural location with splendid views over adjoining farmland.

- Three bedrooms
- Hedge-enclosed garden
- Rural location
- Countryside views
- EPC Rating: E
- In all about 0.28 acres

GUIDE PRICE: £750,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex TN21 8JD
01435 864455
heathfield@btfpartnership.co.uk

LOCATION

Motts Prospect is set off a shared private lane in a rural location within the hamlet of Motts Down, between Groombridge and Tunbridge Wells, which are approximately 2.1 and 2.9 miles distant respectively. Direct train services to London are available from Eridge (2.4 miles) and Crowborough (4.6 miles).

DIRECTIONS

From the Pantiles in Tunbridge Wells, proceed north-east on Major York's road and then take the first exit at the roundabout (signposted Langton Green, East Grinstead and Groombridge). Continue for 3.5 miles to the mini roundabout in Groombridge, and then take the second exit to the B2110. Continue for half a mile and then turn left towards Crowborough on the B1288. After 1.4 miles, and upon reaching a staggered crossroads, turn left (towards Motts Mill) on Corseley Road. Continue for 175 metres and then turn left on the apex of the right-hand bend. Motts Prospect will then be found on the right-hand side after approximately 275 metres.

DESCRIPTION

The original cottage at Motts Prospect is believed to date from the early 1920s, with an extension having been added in 1985. The cottage is of painted brick elevations beneath a slate tile roof. The accommodation, which benefits from oil-fired central heating and double glazing, briefly comprises:

GROUND FLOOR

Entrance Hallway with storage cupboard and stairs to the First Floor.

Living Room with double aspect, open fireplace with exposed brick surround and tiled hearth. Glazed double doors to outside.

Kitchen with fitted wooden kitchen units beneath worktops with inset stainless-steel sink and drainer. Integrated electric double oven with hob above, integrated dish washer. Matching wooden wall storage units. Boiler set into alcove.

Cloakroom with built in storage cupboard, wall mounted wash basin, and W.C.



FIRST FLOOR

Landing with airing cupboard and doors leading to:

Master Bedroom Suite with double aspect, **Dressing Room**, **En-Suite Bathroom** with panelled bath, shower unit, pedestal wash basin and W.C.



Bedroom 2 with built-in hanging cupboard.

Bedroom 3 with built-in hanging cupboard.

Family Bathroom with panelled bath, vanity unit with inset wash basin, W.C.

OUTSIDE

A five-bar wooden gate leads from the lane to a parking area.

The gardens surrounding the cottage are predominantly hedge-enclosed and laid to lawn, interspersed with flower beds and a variety of trees and shrubs. Paved pathways lead from the parking area and the lane to the front door, and there is also a paved terrace area to the north western elevation of the cottage.

OUTBUILDINGS

A wooden **Garden Shed** located within the garden to the north east of the cottage.

SERVICES

Mains electricity and water. Oil-fired central heating. Private drainage.

ACCESS

Access is over a shared private lane leading from Corseley Road.



METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property will be sold with vacant possession upon completion.

Motts Prospect is registered under Land Registry Title Number ESX40605. Copies of the Office Copy Entries and Title Plan are available for inspection at the agent's office.



LOCAL AUTHORITY

Wealden District Council, Vicarage Lane, Hailsham, East Sussex BN27 2AX

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

COUNCIL TAX

Band: F

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

SPECIAL NOTE

In accordance with the Estate Agents Act 1979, we give notice that one of the Executors of the estate is a director of BTF Partnership.

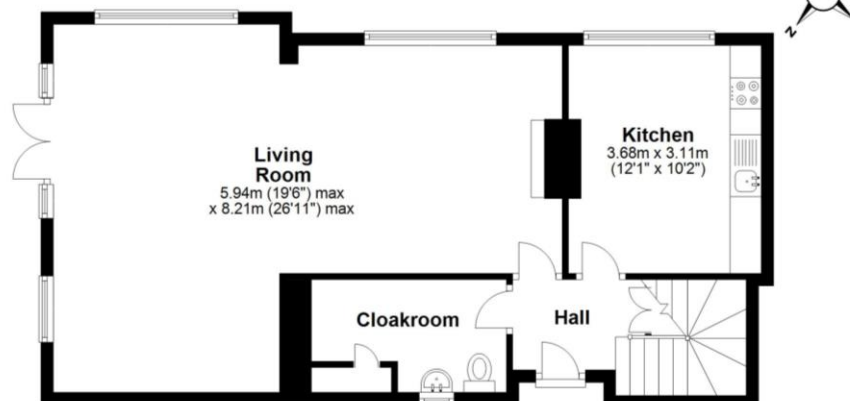
VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



Ground Floor

Approx. 65.4 sq. metres (704.5 sq. feet)



First Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



Total area: approx. 131.0 sq. metres (1409.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. Copyright ProSurv Home Inspections Ltd 2020 Plan produced using PlanUp.



btf

Land and Property Experts
www.btfpartnership.co.uk
 82 High Street, Heathfield, East Sussex TN21 8JD