



**TUDOR COTTAGE, BACK LANE
CROSS-IN-HAND, HEATHFIELD, EAST SUSSEX, TN21 0QC**

TUDOR COTTAGE BACK LANE, CROSS-IN-HAND NR HEATHFIELD EAST SUSSEX TN21 0QG

Waldron	-	1.5 miles
Heathfield	-	1.8 miles
Buxted (MLS)	-	5.5 miles
Tunbridge Wells	-	14 miles
Eastbourne	-	16.2 miles

An unusual opportunity to renovate/rebuild (subject to obtaining any necessary consents) a fire damaged property in a rural location.

- Originally a three-bedroom chalet bungalow
- Requiring complete renovation or replacement
- Traditional garden with a broadleaf woodland
- Extending in all to approximately 1.91 acres

GUIDE: OFFERS IN EXCESS OF £450,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JU
01435 864455

LOCATION

The property is located at the end of a private driveway, approximately one hundred metres from a country lane on the outskirts of Cross-in-Hand. The village of Waldron is approximately 1.5 miles to the south-west, and the market town of Heathfield approximately 1.8 miles to the north-east. Regular train services into London are available from Buxted station (5.5 miles) with direct journey times into London Bridge taking approximately 1 hour 16 minutes.

DESCRIPTION

In April 2023 the detached chalet bungalow at the property suffered extensive fire damage which left it uninhabitable.

We understand that prior to the fire the bungalow comprised a sitting room, reception hall/dining room, kitchen, shower room, conservatory/garden room, and a cloakroom on the ground floor, and a living room, bedroom and bathroom on the first floor. The bungalow also benefited from an integral double garage.

OUTSIDE

The land surrounding the bungalow comprises a mixture of traditional gardens with lawns, terraces, and an ornamental pond, together with a broadleaf woodland which benefits from a carpet of Bluebells in the Spring, and stream frontage to the western boundary.

DIRECTIONS

From the centre of Heathfield, head west on the A265 towards Cross-in-Hand. Upon arriving in Cross-in-Hand (approximately 1.3 miles) turn left (opposite the Shell service station) onto the B2102 and then turn immediately left again onto Back Lane. Continue on Back Lane for approximately 0.6 miles, whereafter the entrance drive to the property will be found on the right-hand side.

What3Words: booklet.twilight.acrobatic

SERVICES

Mains electricity and water (currently disconnected) and private drainage.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is freehold.

LOCAL AUTHORITY

Wealden District Council

COUNCIL TAX: Band E

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.

AGENTS NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within 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.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

PURCHASER IDENTIFICATION

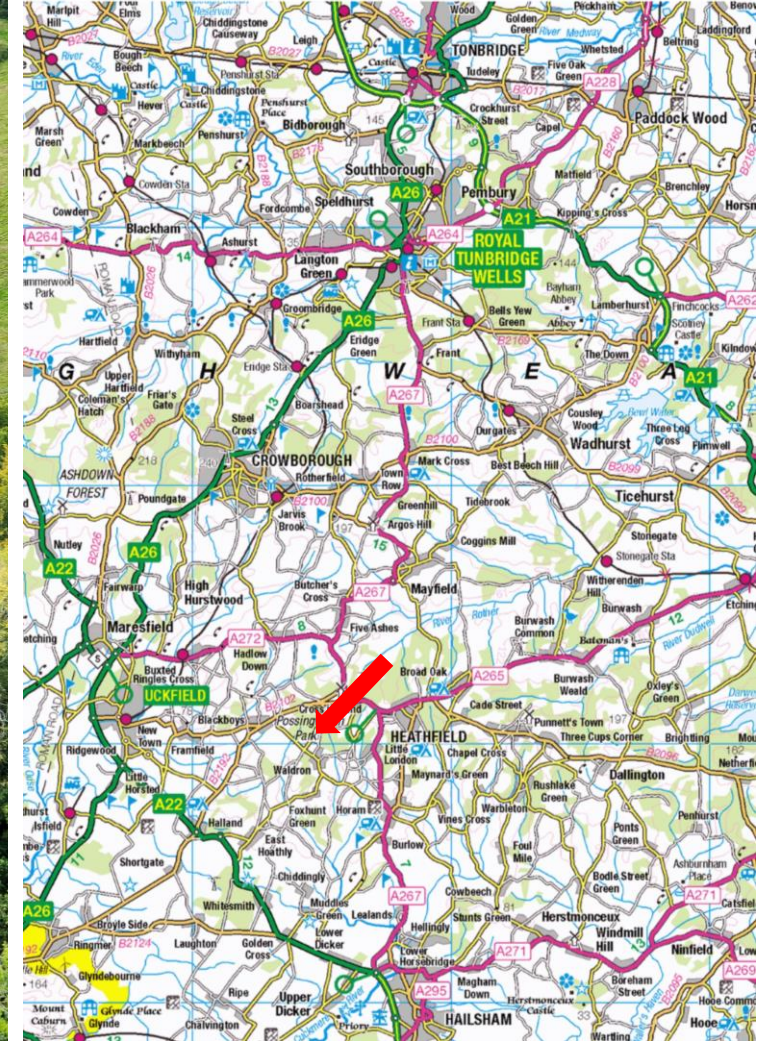
In accordance with the Anti- Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

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.



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.



Land and Property Experts
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