



18 Ticehurst Close, Worth, RH10 7GN
Offers In Excess Of £800,000



JAMES DEANE
ESTATE AGENTS

Situated within a friendly cul-de-sac in the highly sought-after area of Worth, this beautifully presented five-bedroom detached family home has been thoughtfully extended to create a modern and highly practical layout. VENDORS SUITED.





J A M E S D E A N
E S T A T E A G E N T S

Situated within a friendly cul-de-sac in the highly sought-after area of Worth, this beautifully presented five-bedroom detached family home has been thoughtfully extended to create a modern and highly practical layout.

On arrival, a porch leads into a welcoming entrance hall, with the accommodation flowing through to an impressive open-plan kitchen/breakfast room, family room and dining room, all enjoying views over the beautifully established rear garden.

The kitchen forms the hub of the home, with Shaker-style units, integrated appliances, cabinet lighting and useful understairs storage, while the adjoining family room benefits from underfloor heating and wide French doors opening onto the garden.

A generous utility room provides further storage and access to the extended integral garage, which is complemented by a separate workshop.

Upstairs are five well-proportioned bedrooms, all benefiting from generous fitted wardrobes. The large master bedroom enjoys a double-aspect outlook, dedicated dressing area and well-appointed ensuite with bath and shower, while bedroom two also has an ensuite shower room. The remaining bedrooms offer excellent flexibility, including one currently arranged as a home office.

Outside, the beautifully established and secluded rear garden provides a wonderful private setting, with mature trees and shrubs, lawn, generous patio, outdoor lighting and side access. To the front, the generous driveway provides parking for up to four cars, framed by attractive planting and hedging.

Ticehurst Close is conveniently positioned for Worth Way, Three Bridges railway station, local shops and highly regarded schools, with Gatwick Airport also within easy reach. The property is offered to the market with no onward chain.









J A M E S D E A N
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- Extended Detached family Home
- Sought after cul de sac
- 3 Receptions
- Large Kitchen/Breakfast area
- Utility & Cloakroom
- 5 Bedrooms
- 3 Bathrooms
- Beautifully presented rear garden
- Garage and Ample parking
- VENDORS SUITED



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Internal Area: 2108.00 sq ft

Tenure: Freehold

Local Authority: Crawley

Council Tax Band: F

Do you have a property to sell?

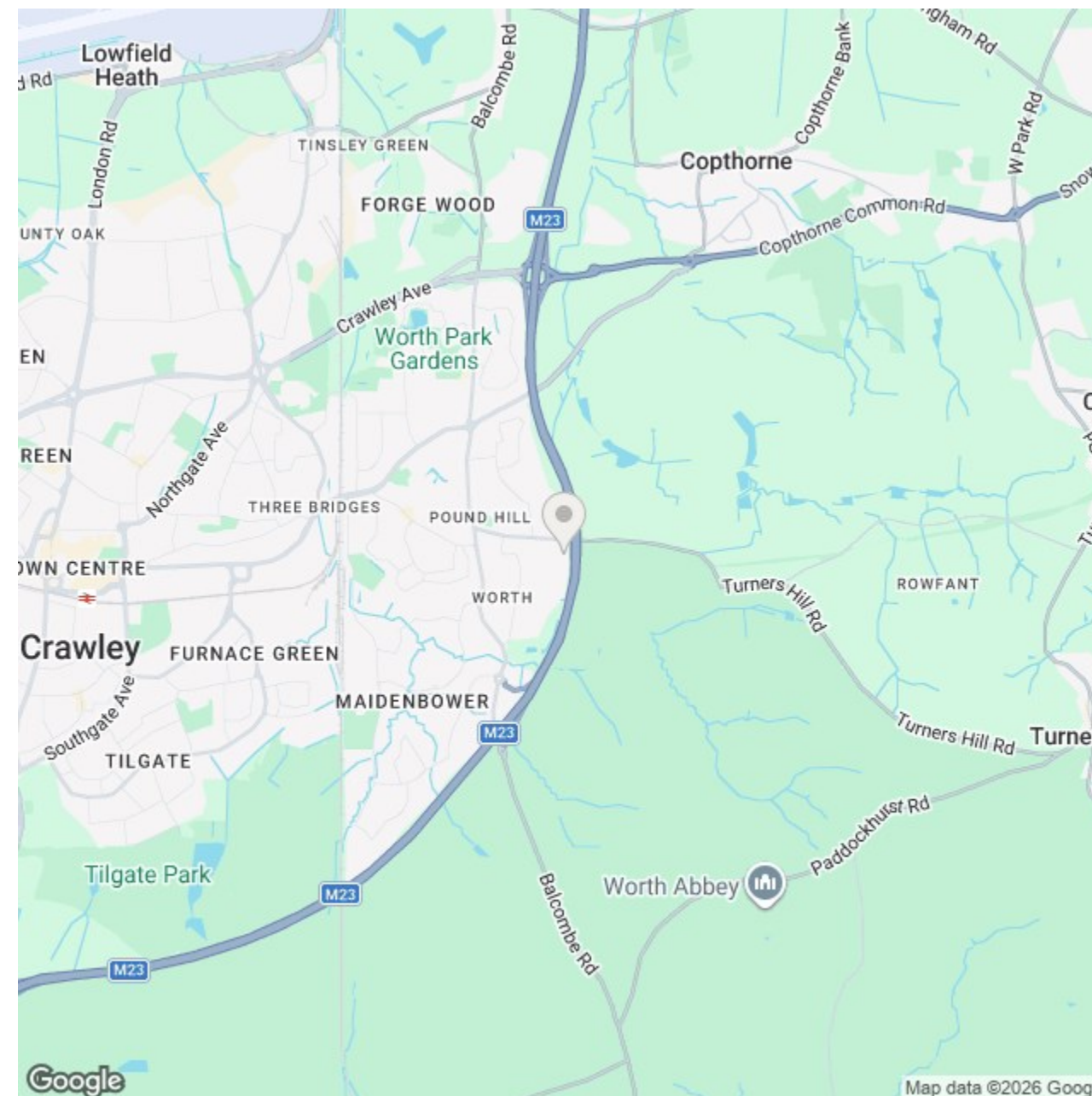
If so we can provide you with a free market appraisal.

Do you need a solicitor?

We can provide you with no obligation quotes from our panel of preferred solicitors.

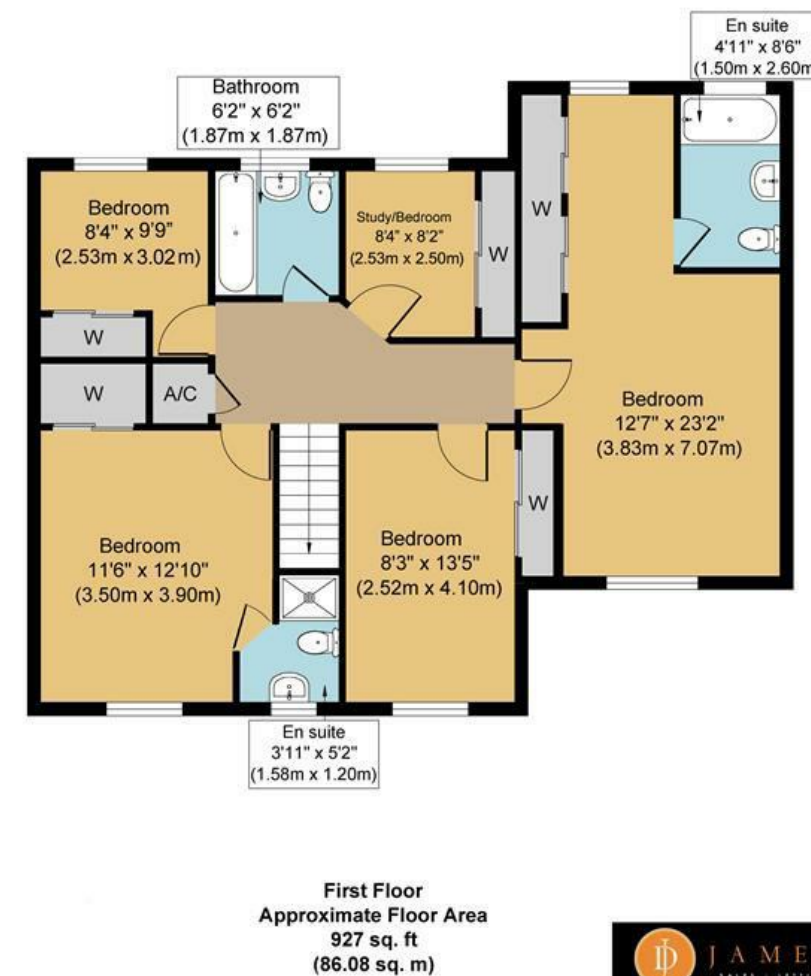
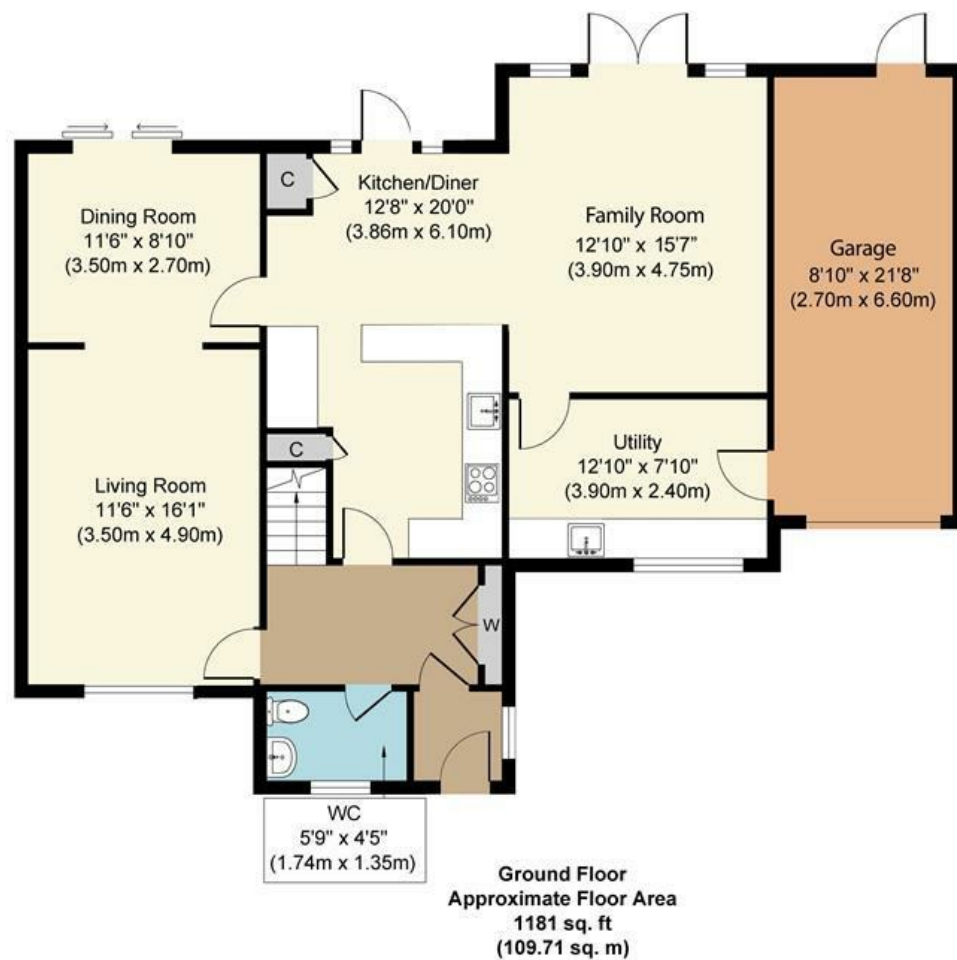
Do you need a mortgage?

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



18 Ticehurst Close, Worth, RH10 7GN

FLOOR PLAN



Ticehurst Close, RH10
Approx. Gross Internal Floor Area 2108 sq. ft / 195.84 sq. m
Garage Floor Area 192 sq. ft / 17.82 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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