

**AWAITING FLOOR PLAN  
AND EPC**



**45 Gorselands, Sedlescombe TN33 0PT**

**£560,000 freehold**

Conveniently situated in a popular cul-de-sac just a short distance from the village is this improved detached three double bedroom single storey property that enjoys ample parking with landscaped gardens and the potential of a loft conversion with lapsed planning consent.

Detached Bungalow  
Village Location

3 Double Bedrooms  
Popular Cul-de-Sac

Recently Updated

Landscaped Gardens



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## Description

This detached three bedroom bungalow has been improved and upgraded in recent years and viewing is essential to appreciate the immaculate accommodation that was replastered, rewired and replumbed in recent years and is all presented in excellent decorative order. Approached over a large reception hall, the principle living room has bi-fold doors onto a fabulous patio that takes in views of the garden. The kitchen also enjoys views of the garden, has space for a breakfast table and opens out onto the garden. There are three double bedrooms, a family bathroom and shower room and we are advised there is potential for a loft conversion with a lapsed planning consent.

Recently landscaped, the gardens are beautifully planted and provide areas of parking with a driveway to the front whilst to the rear is a raised glazed ballustrade enclosed patio that takes in views of the gardens. With its convenient location, close to the centre of the village, primary school and shop, viewing is highly recommended.

## Directions

From our office in Battle High Street proceed in a southerly direction taking the first exit at the mini roundabout into Marley Lane and proceed all the way along to the A21. Here turn right towards Hastings and after a short distance turn left signposted Sedlescombe and continue along towards the village centre. Just after the village green turn right into Brede Lane, by The Queens Head, and continue along turning left into Gorselands and bear right at the T junction and the property will be found at the end of the cul-de-sac on the left hand side.  
What3Words: ///sideboard.bluffs.panning

## THE ACCOMMODATION

With approximate room dimensions comprises

## COVERED PORCH

With outside light and double glazed door to

## ENTRANCE HALL

5' 2" x 4' 10" (1.57m x 1.47m) With glazed door through to

## L-SHAPED INNER HALLWAY

17' 0" x 5' 10" (5.18m x 1.78m) plus 13' 9" x 3' 0" (4.19m x 0.91m), loft access with pull down ladder, partly boarded with lapsed planning consent.

## LIVING ROOM

17' 10" x 10' 10" (5.44m x 3.30m) Bi-fold doors incorporating fitted blinds that open onto the glazed ballustrade enclosed patio with views of the garden beyond.

## KITCHEN/BREAKFAST ROOM

19' 3" x 8' 6" (5.87m x 2.59m) With windows and glazed door out onto the patio and garden, recessed lighting and fitted with a range of high gloss base and wall mounted cabinets incorporating cupboards and drawers with space and plumbing for appliances. There is a fitted double oven and a large area of working surface incorporating a one and a half bowl stainless steel with mixer tap and drainer, five burner gas hob with extractor fan above, wall mounted gas fired boiler, ample space for breakfast table.



## BEDROOM

13' 2" x 9' 10" (4.01m x 3.00m) With window to front.



## BEDROOM

12' 10" x 11' 0" (3.91m x 3.35m) With window to front.

## BATHROOM

8' 4" x 5' 10" (2.54m x 1.78m) With obscured window to rear, recessed lighting and fitted with a white suite comprising panelled bath with shower and shower screen and tiled enclosure, vanity sink unit, low level wc, heated towel rail.



## BEDROOM

10' 6" x 9' 0" (3.20m x 2.74m) Window to front.

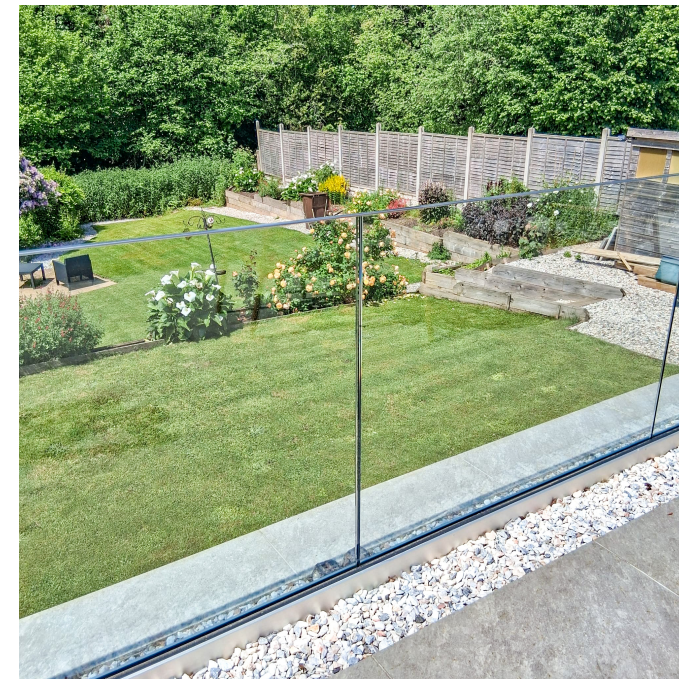
## SHOWER ROOM

6' 0" x 5' 6" (1.83m x 1.68m) With obscured window to side and fitted with shower glazed screen, low level wc, pedestal wash hand basin with mixer tap, heated towel rail to side.

## OUTSIDE

To the front of the property there is off-road parking for two vehicles at the top of the driveway with planted borders. A tarmac driveway then leads down to the front of the property providing additional parking, with access to a paved patio in front of the bungalow which gives access to the front door. A gate leads to the side where there is a timber shed.

The rear gardens have been significantly landscaped and enjoy an area of raised patio 28' 0" x 15' 0" (8.53m x 4.57m) with porcelain tiling and a glazed ballustrade enclosure. To the side gravelled steps and path lead down to a timber shed and an area of level lawn with further step down to an additional section of lawn with further paved patio and planted borders that boast an array of plants, shrubs and specimen trees.



## COUNCIL TAX

Rother District Council  
Band E - £3,127.27

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.