

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

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5 The Paddock, Brede Lane, Sedlescombe TN33 0PW

**£435,000 freehold**

A modern Sussex style semi-detached village property with three bedrooms, generous garden and parking, offered to the market with no onward chain.

Modern Family Home  
Off-Road Parking

3 Bedrooms  
Village Location

Large Kitchen/Diner  
Chain Free

Generous Garden

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

The Property  
Ombudsman

rightmove.co.uk  
The UK's number one property website

onTheMarket.com



## Description

5 The Paddock is an attractive semi detached village property that enjoys a central village location and is offered to the market with no onward chain. The spacious entrance hall gives access to both the large kitchen/diner and the triple aspect reception room that has double doors out to the predominantly south facing rear garden. All three bedrooms are a comfortable size, the master bedroom enjoys an en-suite shower room. Externally the property has the convenience of two allocated parking spaces and a good size garden that wraps around two sides of the property and enjoys a southerly aspect. Although the property would now benefit from cosmetic updating it has huge potential to create a very comfortable family home. The property is situated in the centre of the picturesque village of Sedlescombe, just off the green within walking distance of the doctors surgery, primary school, village shop and post office as well as The Queens Head public house. Nearby Battle offers a wider range of amenities catering for day to day needs as well as a mainline railway station. The area is generally well served for schooling, both comprehensive and private at primary and secondary school levels.

## Directions

From the village green, turn right onto Brede Lane, passing the pub carpark and The Paddock will be found shortly on the left hand side.

What3Words: ///thrusters.locker.noticing

## COVERED ENTRANCE PORCH

Leads to doorway giving access to the

## SPACIOUS HALLWAY

With stairs leading to first floor landing, laminate flooring, radiator, under stairs storage cupboard, door into

## CLOAKROOM

With window to the rear of the property, WC, vanity unit with basin and cupboards under, radiator, wall mounted boiler.

## KITCHEN/DINER

17' 1" x 10' 9" (5.21m x 3.28m) Double aspect room with window to the front and rear, variety of wall and base mounted units in the Shaker style with granite effect work surfaces, one and a half bowl stainless steel sink drainer unit, space for dishwasher, washing machine, American style fridge/freezer, four ring ceramic hob, electric oven and grill with extractor hood over, recessed lighting to ceiling, wooden flooring, television aerial point.



## RECEPTION ROOM

18' 7" x 10' 9" (5.66m x 3.28m) A delightful triple aspect room with windows to the rear, side and front of the property, television aerial point, laminate flooring, french doors giving access into the rear garden.

From the hallway, a staircase gives access to the

## FIRST FLOOR LANDING

Recessed lighting, radiator, window to the rear of the property.

## BEDROOM ONE

13' 5" x 11' 0" (4.09m x 3.35m) Window to the rear of the property, television aerial point, wall of fitted wardrobes, door into



## EN-SUITE

10' 11" x 4' 9" (3.33m x 1.45m) Window to the front of the property, WC, vanity unit incorporating basin with cupboard under, tiled shower unit, tiled floor, radiator.

## BEDROOM TWO

10' 10" x 8' 1" (3.30m x 2.46m) Window to the rear, radiator.

## BEDROOM THREE

10' 1" x 9' 1" (3.07m x 2.77m) Window to the front of the property, radiator, loft hatch.

## BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m) Window to front, WC, vanity unit with basin and cupboard under, bath, electric shower, recessed lighting to ceiling, tiled splash back, tiled flooring, radiator.

## OUTSIDE

There is a shared driveway culminating into a shared parking area. Number 5 has two allocated parking spaces which are tandem, immediately to the front of the property. There are two areas of front garden either side of a footpath which leads to the front door with brick retaining walls, willow tree. Gated side access, external light and outside tap. The remainder of the gardens are to the side and rear of the property, enjoying a southerly aspect, predominantly laid to lawn with an area of patio all being fence enclosed. There is a large shed (in need of repair) and external lighting.



## COUNCIL TAX

Rother District Council  
Band D - £2,442.99

**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.