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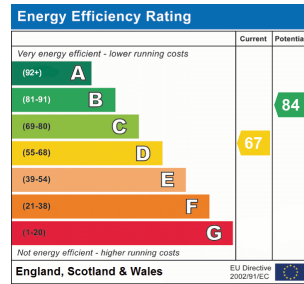
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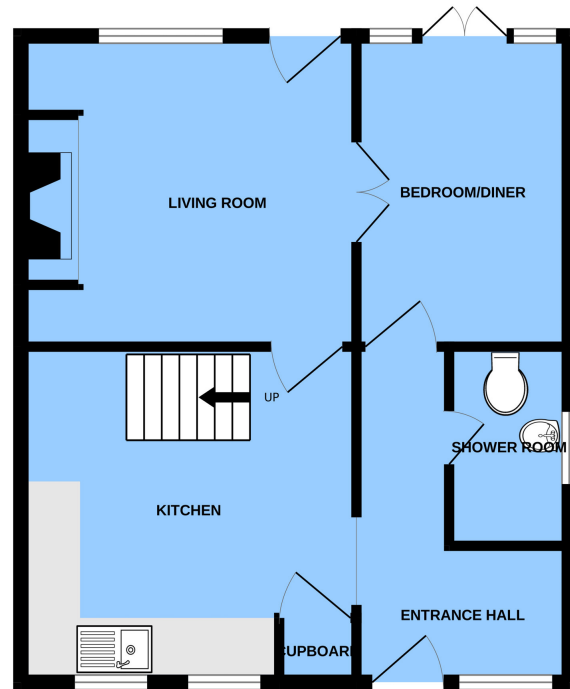
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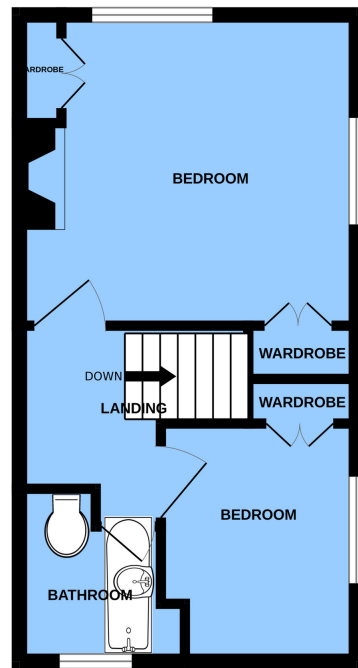
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GROUND FLOOR
 511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
 313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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I Suntrap Cottages, The Street, Sedlescombe, East Sussex TN33 0QN **£359,950 freehold**

A delightful (unlisted) 2/3 bedroom period cottage that is set in a tucked away location with attractive gardens, off road parking and within a short walk of the centre of the village.

- Period Cottage (unlisted)
- Good Ceiling Heights
- 2/3 Bedrooms
- Tucked Away Location
- Handmade Kitchen
- Attractive Gardens
- Characterful Features
- Off Road Parking

Description

This delightful end of terrace two/three bedroom period property occupies a quiet and tucked away location at the end of a terrace with secluded gardens and off road parking. Retaining a great deal of character the property benefits from gas central heating with timber double glazed windows and many notable features, including an inglenook fireplace with a wood burning stove, exposed ceiling and wall timbers and attractive latched doors. The cottage offers good ceiling heights and a handmade kitchen. The living room has double doors opening to the dining room, which could be used as a third bedroom in conjunction with the downstairs shower room, whilst to the first floor are two bedrooms and a bathroom. Approached over a private road there is parking for two vehicles and a delightful garden that offers a large area of patio and many established plants and a separate pathway where there is a right of way back to the road.

Directions

From our office in Battle proceed to Sedlescombe and on continue through the village passing the village green and The Brickwall Hotel on your right and the property will be found short along on the left hand side.

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THE ACCOMMODATION COMPRISES

A stable door to

ENTRANCE HALL

12' 5" x 7' 0" (3.78m x 2.13m) widening to 7' 3" into Utility Area with window to front, tiled flooring.

KITCHEN

12' 7" x 9' 0" (3.84m x 2.74m) widening to 12' with windows to rear, exposed wooden flooring and fitted with a range of handmade kitchen cabinets incorporating cupboards and drawers with spaces for appliances, concealed wall mounted gas fired boiler and separate broom cupboard housing the meters. There is an area of wood working surface incorporating a stainless steel sink with an understairs recess.

LIVING ROOM

12' 10" x 11' 8" (3.91m x 3.56m) with window to front garden, exposed ceiling timbers, floorboards and attractive inglenook fireplace with inset wood burning stove with shelving to side. Double doors lead to

DINING ROOM/BEDROOM 3

11' 10" x 9' 0" (3.61m x 2.74m) with wide glazing and double doors opening onto the patio and garden.



SHOWER ROOM

8' 0" x 3' 10" (2.44m x 1.17m) with obscured window to side, tiled floor and large shower enclosure with glazed screen, pedestal wash hand basin with mixer tap, low level wc, heated towel rail.

FIRST FLOOR LANDING

with loft access.

MAIN BEDROOM

13' 4" x 12' 2" (4.06m x 3.71m) a double aspect room with attractive exposed brick fireplace (not in use), airing cupboard with slatted sheves, separate double wardrobe.



BEDROOM

9' 1" x 7' 4" (2.77m x 2.24m) with window to side, large double wardrobe with hanging and shelving.

BATHROOM

6' 3" x 6' 3" (1.91m x 1.91m) max with obscured window and fitted with a white panelled bath, pedestal wash hand basin, low level wc.



OUTSIDE

The property is approached via the rear where there is parking for two cars. The delightful garden is fence and hedge enclosed with planted borders and a large patio.

COUNCIL TAX

Rother District Council
Band D - £2,506.86

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.