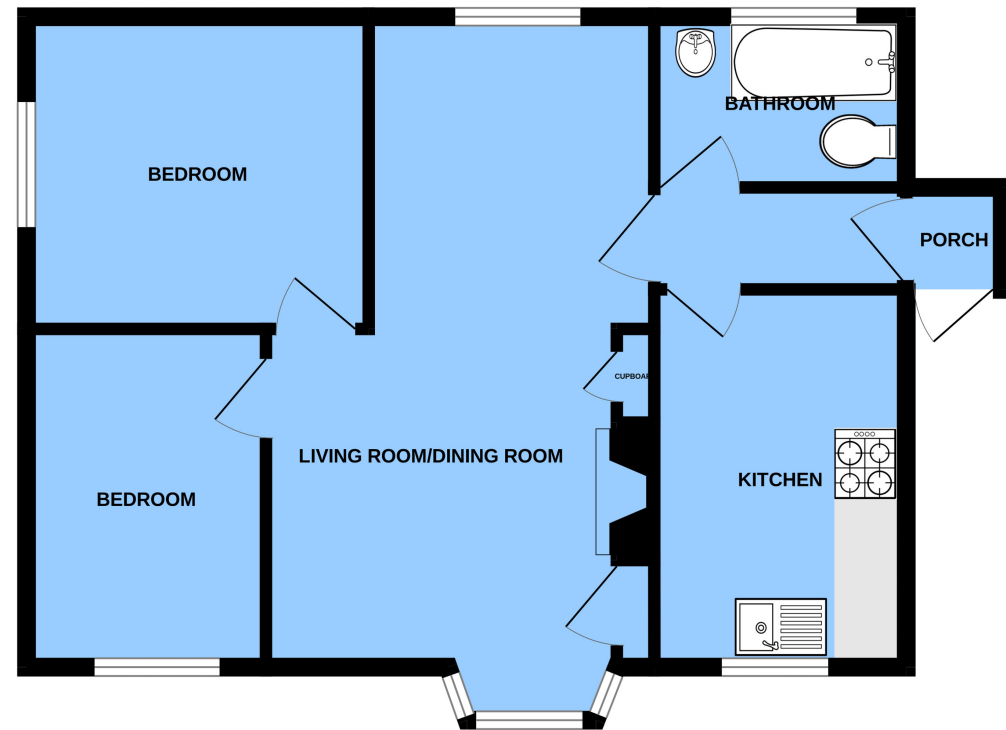


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

## GROUND FLOOR



Brickwall Cottage, The Street, Sedlescombe, East Sussex TN33 0QQ **£325,000 freehold**

A delightful detached two bedroom bungalow that occupies a tucked away setting within a short walk of the centre of this delightful village with off-road parking and enclosed garden.

Detached Bungalow  
 Off-Road Parking

2 Bedrooms  
 Enclosed Garden

Tucked Away Location

Close to village green

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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## Description

This delightful detached two bedroom bungalow has been significantly improved and upgraded over recent years and enjoys a delightful setting within a short walk of the village green and shop. Tucked away up a driveway there is off-road parking and an enclosed garden to the rear. The accommodation is well presented and benefits from electric heating and double glazing with a wood burning stove in the living room. The living room has a bay window to front and opens into the dining area with patio doors to the garden. The kitchen offers a modern range of kitchen units with separate breakfast bar and there are two bedrooms and a separate bathroom. With it's appealing location viewing is highly recommended.

**NOTE:** The property is timber framed and may be limited to certain mortgage lenders.

## Directions

From the village green head north and the property will be seen set back behind Summer Cottage on the right hand side.

What3Words: ///applies.plugin.retailing

## THE ACCOMMODATION

With approximate room dimensions comprises half double glazed door to

## ENTRANCE PORCH

With insulated panelled door through to

## ENTRANCE HALL

7' 10" x 3' 0" (2.39m x 0.91m) Recessed lighting.

## KITCHEN

10' 4" x 7' 7" (3.15m x 2.31m) Window to front, recessed lighting, fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances, fitted low level oven and a good size area of wood effect working surface incorporating a four ring hob with extractor fan above and stainless steel sink with mixer tap and drainer. There is a small breakfast bar.

## LIVING ROOM

13' 2" x 10' 4" (4.01m x 3.15m) with bay window to front and central fireplace with central wood burning stove on sandstone hearth with cupboard to side housing the water tank with slatted shelving, separate meter cupboard and opening into



## DINING AREA

10' 3" x 9' 0" (3.12m x 2.74m) with double doors to the patio and garden.

## BEDROOM

10' 6" x 9' 0" (3.20m x 2.74m) With window taking in views of the garden, three sets of cupboards with hanging and shelving.



## BEDROOM

10' 3" x 7' 10" (3.12m x 2.39m) With window to front and two sets of cupboards with hanging and shelving.



## BATHROOM

Obscured window to rear and fitted with a white panelled bath with tiled surround, mixer taps and shower over with shower screen. There is a pedestal wash hand basin with mirror above, close coupled WC.

## OUTSIDE

The property is approached over a shared gravel driveway that leads to a private gated entrance to a private area of parking. To the rear are two areas of patio with pathways leading to a timber shed, log store and greenhouse with a large kitchen garden area beyond.



## NOTE

The property has a Right of Way over the initial part of the driveway and is jointly responsible for maintenance.

## COUNCIL TAX

Rother District Council  
Band C - £2066.81

**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.