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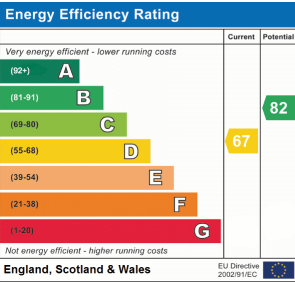
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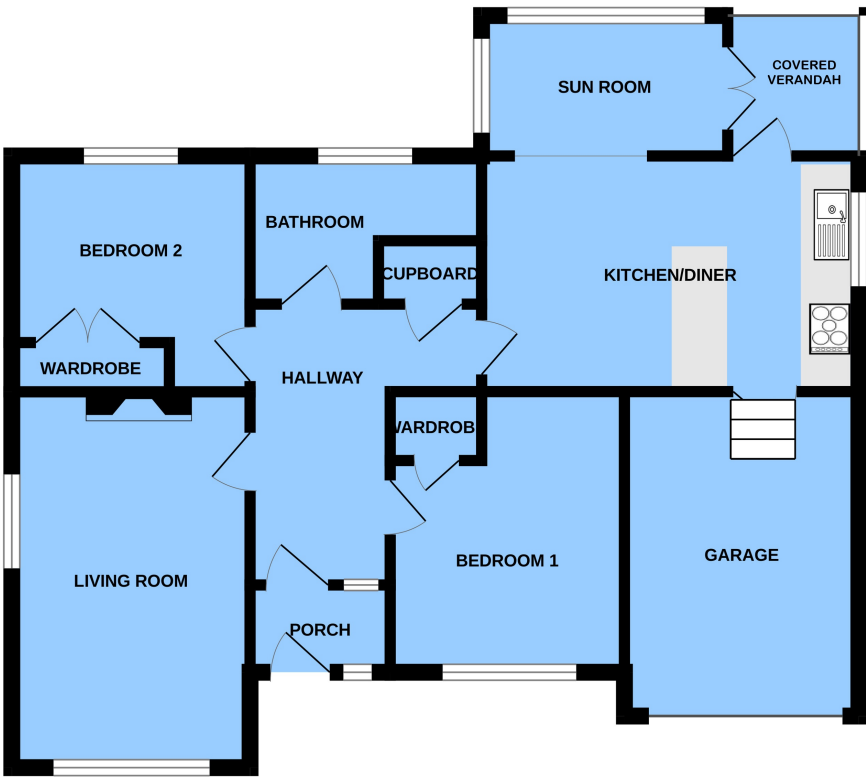
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GROUND FLOOR



6 Streetlands, Brede Lane, Sedlescombe, East Sussex TN33 0PX **£475,000 freehold**

A spacious and bright detached bungalow in a quiet village location with established garden and planning permission to extend.

- | | | | |
|-------------------|--------------------|-------------------------------|---|
| Detached Bungalow | 2 Double Bedrooms | Kitchen/Breakfast/Garden Room | Living Room |
| Garage | Established Garden | Village Location | Planning Permission for Loft Conversion |

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

Occupying an elevated plot at the top of a popular cul de sac in the picturesque village of Sedlescombe, this spacious detached bungalow is very well presented with generous room sizes. All the principal rooms lead off the spacious entrance hall and the open plan kitchen/diner is a perfect space for entertaining and family living, this leads through to a sun room which takes in views of the well stocked gardens and fields beyond. In addition there is a separate reception room and two double bedrooms. The family bathroom is a modern suite with impressive roll top bath. Outside the property affords ample off-road parking leading to an integral garage and to the rear a well stocked garden opens onto a protected open field giving the property a very rural feel.

Full planning permission has been granted for a loft conversion with dormer which would provide an additional spacious bedroom with en-suite bathroom and presents the perfect opportunity for the next occupants to extend this very comfortable family home. The village green with popular pub, post office, doctors surgery and primary school are all within walking distance as well as convenient bus routes. A more comprehensive range of day to day amenities can be found in Hastings and St Leonards, offering most High Street shops and supermarkets and nearby Battle offers a mainline railway station with services into London Charing Cross. Sedlescombe is within Claverham School catchment area. Viewing highly recommended.

Directions

From the centre of Sedlescombe, turn off The Street onto Brede Lane, passing the doctors surgery and taking the next turning right into Gammon Way. Turn immediately left into Streetlands where the property will be found in the right hand corner.

What3Words: ///snored.economics.stunts

COVERED ENTRANCE PORCH

Glass panelled front door giving access into the

ENTRANCE HALL

Engineered oak flooring, recessed lighting,, glass panelled door gives access to the



INNER HALLWAY

13' 5" x 5' 7" (4.09m x 1.70m) With engineered oak flooring, recessed lighting, radiator, telephone point, large cupboard, All the principal rooms are accessed from this hallway.

KITCHEN

17' 3" x 12' 7" (5.26m x 3.84m) There is a variety of wall and base mounted units, marble work surfaces, stainless steel one and a half bowl sink drawer unit with mixer tap, splash backs and breakfast bar providing additional storage. American style fridge/freezer, electric Range oven and ceramic hob plus newly fitted Siemens extractor fan will all be staying.

SUN ROOM

10' 11" x 7' 9" (3.33m x 2.36m) A delightful triple aspect room taking in views of the garden and fields beyond. This has recessed lighting, engineered oak flooring and an electric storage heater. There are double doors which lead onto a covered verandah with recessed lighting and a security light.



LIVING ROOM

19' 5" x 10' 10" (5.92m x 3.30m) A double aspect room with window to the front and side, log burner with travertine surround, mantle and hearth, air conditioning unit, television aerial point, engineered oak flooring.

BEDROOM ONE

14' 5" max x 9' 11" (4.39m x 3.02m) with window to front, fitted wardrobe.



BEDROOM TWO

12' 6" x 10' 10" (3.81m x 3.30m) with window to rear, fitted wardrobe, television point.



FAMILY BATHROOM

9' 2" x 7' 0" (2.79m x 2.13m) with window to rear, tiled floor and walls, recessed lighting and fitted with a vanity sink unit, roll top bath with claw feet and Victorian chrome tap and shower fittings, wc, separate shower unit, newly fitted extractor fan and heated towel rail.

OUTSIDE

The property is approached via a tarmac driveway which provides ample off-road parking for several cars and the rest of the front garden is predominantly laid to lawn. There is gated access to the side of the property leading to the rear garden, also accessed from the kitchen and sun room.

The attractive rear garden enjoys a good level of seclusion and privacy. It is predominantly laid to lawn and is well stocked with mature shrubs and plants. There is a newly decorated summerhouse which has power and lighting. Steps lead up to an additional area of garden which adjoins a neighbouring field which is protected from development in the Sedlescombe village neighbourhood plan. To the left hand side of the property there is a further area of garden where there is also a workshop which has power and lighting and a greenhouse.



GARAGE

16' 10" x 8' 5" (5.13m x 2.57m) Power and light with newly installed power board, newly installed electric door with additional remote control, storage cupboards, combi boiler and loft access. .



COUNCIL TAX

Rother District Council
Band D
£2,218.46

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.