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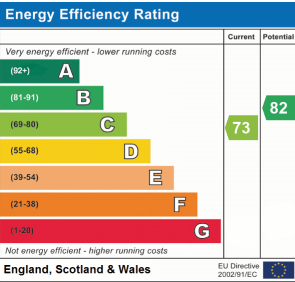
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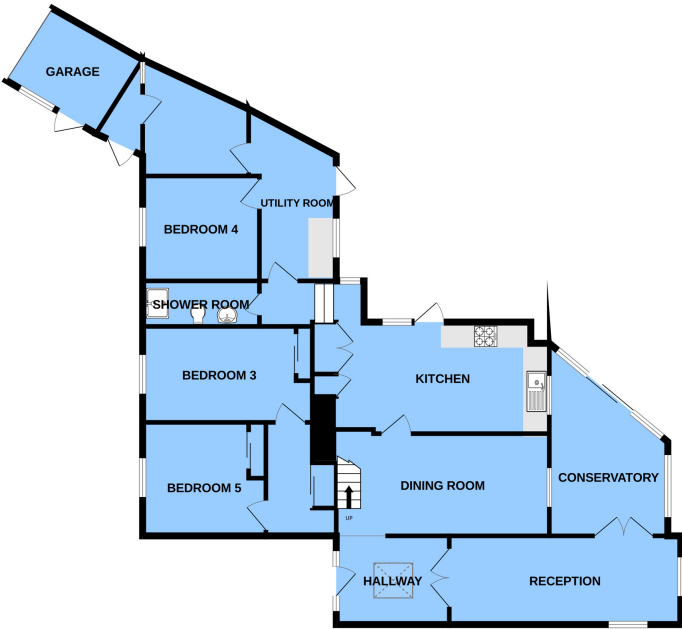
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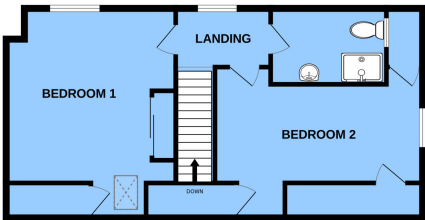
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GROUND FLOOR



1ST FLOOR



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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18 Park Shaw, Sedlescombe, East Sussex TN33 0PP

£515,000 freehold

A large 5 bedroom detached chalet style property that offers versatile living space ideal for families with two reception rooms and up to five bedrooms. Set in a popular cul-de-sac close to the village centre and primary school, benefitting from off road parking, workshop and established gardens.

Detached Chalet Style Property

5 Bedrooms

2 Reception Rooms

Cul de Sac Location

Popular Village Location

Established Gardens

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

The Property
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Description

Situated in a popular cul-de-sac location within just a short walk of the village and primary school, this detached chalet style property has been extended and re-modelled to provide versatile accommodation with two reception rooms and a conservatory extension. Fully refurbished and improved in recent years, the property has been re-wired and re-plumbed, has oak flooring throughout much of the ground floor and the kitchen is fully fitted. There is a large utility room as well as a useful store room and attached workshop. There are three bedrooms to the ground floor with a shower room and to the first floor are two bedrooms and a family bathroom. The gardens are enclosed and set to the rear, whilst to the front are three parking spaces. With its convenient location and flexible accommodation viewing is highly recommended.

Directions

From the village green in the centre of Sedlescombe turn towards The Queens Head and bear round to the left into Brede Lane. Proceed along turning left into Park Shaw and then bear round to the right and the property will be found along on the right hand side indicated by our For Sale board.
What3Words:///suspends.boils.shins

THE ACCOMMODATION COMPRISES

Double glazed door to

RECEPTION HALL

10' 9" x 9' 2" (3.28m x 2.79m) with roof lantern, oak flooring and opening into

INNER DINING HALL

17' 0" x 9' 0" (5.18m x 2.74m) with stairs rising to first floor landing, oak flooring and window looking into conservatory.

LIVING ROOM

18' 7" x 9' 2" (5.66m x 2.79m) a double aspect room enjoying views of the garden with double doors to

KITCHEN/BREAKFAST ROOM

16' 6" x 9' 2" (5.03m x 2.79m) a double aspect room with glazed door to outside and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge, freezer and dishwasher with space for a large oven range. The kitchen has hard wood working surfaces with a stainless steel sink with mixer tap and drainer. There is under unit lighting and space for a breakfast table.

UTILITY ROOM

12' 10" x 6' 3" (3.91m x 1.91m) (of irregular shape) with window and glazed door to outside, hot water tank, gas fired boiler and additional kitchen cabinets with space and plumbing for appliances.

STORE ROOM

7' 5" x 7' 5" (2.26m x 2.26m) overall (of irregular shape) with door to outside.

BEDROOM

10' 1" x 9' 3" (3.07m x 2.82m) with window to front.

SHOWER ROOM

9' 6" x 3' 10" (2.90m x 1.17m) with large shower cubicle, low level wc, vanity sink unit and heated towel rail.

BEDROOM

10' 4" x 8' 8" (3.15m x 2.64m) with window to front, oak flooring, mirror fronted wardrobe.

BEDROOM

14' 0" x 7' 10" (4.27m x 2.39m) with window to front, oak flooring.

CONSERVATORY

12' 11" x 10' 7" (3.94m x 3.23m) (of irregular shape) with sliding doors and views to the garden.



FIRST FLOOR LANDING

BEDROOM

14' 1" x 12' 6" (4.29m x 3.81m) with window to side, range of fitted wardrobes and eaves storage space.

BATHROOM

8' 10" x 5' 2" (2.69m x 1.57m) with obscured window, recessed lighting and fitted with a white panelled bath with shower screen and shower over, concealed cistern wc, vanity sink unit and heated towel rail.



BEDROOM

14' 0" x 8' 5" (4.27m x 2.57m) with window to rear, eaves storage space.

OUTSIDE

The property has off road parking for three cars with an area of lawn and hedge to the front. There is a useful WORKSHOP 12' 5" x 5' 7" (3.78m x 1.70m). The gardens are set predominantly to the rear being fence enclosed with a large area of lawn with planted border with patio area, BRICK OUTHOUSE 9' 7" x 6' 3" (2.92m x 1.91m).

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.