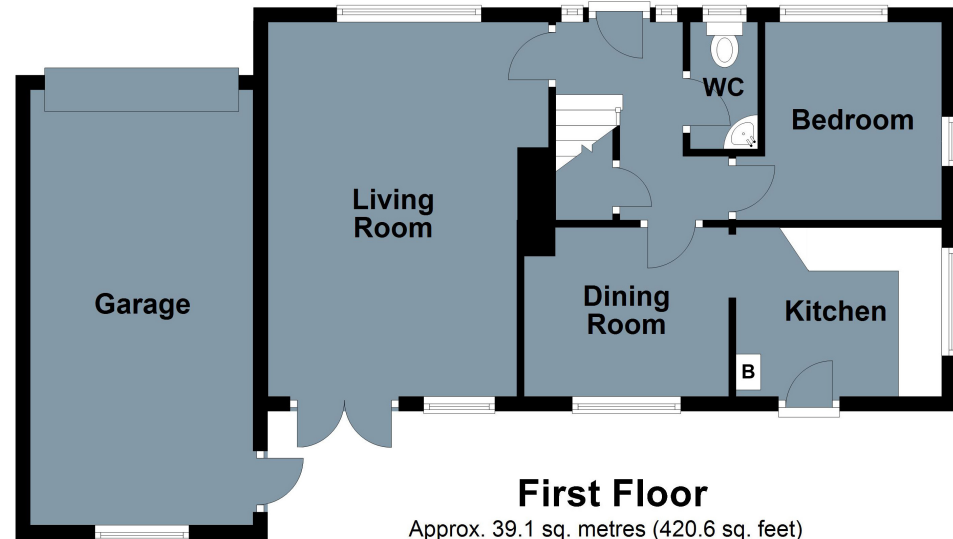


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

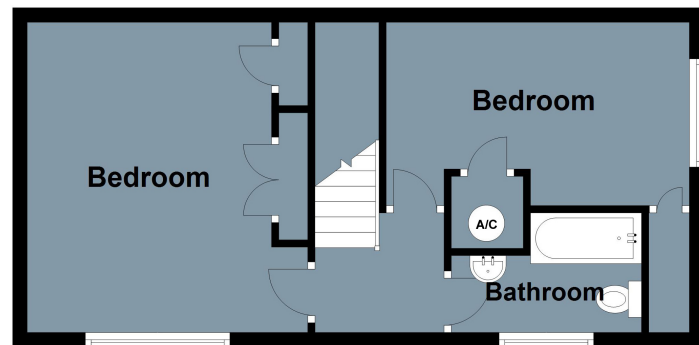
### Ground Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



### First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 87.1 sq. metres (937.1 sq. feet)  
 For illustration purposes only - not to scale



13 Park Shaw, Sedlescombe, Battle, East Sussex TN33 0PP

oieo £375,000

Set in a desirable cul de sac within the centre of this popular village is this two/three bedroom chalet style property which is in need of general modernisation with the benefit of gas central heating, double glazing, off-road parking and enclosed garden.

Detached Chalet  
Bungalow

3 Bedrooms  
Garage

Popular Village Location  
Chain Free

In need of modernisation

## Description

This detached chalet style property offers lots of potential to be improved and upgraded to suit individual requirements, set in a desirable cul de sac, the property is within just a short walk of the centre of the village, post office and shop. Inside the accommodation is arranged around a reception hall with a large living room that enjoys a dual aspect. The kitchen opens into a dining area and there is also a ground floor bedroom. To the first floor are two bedrooms and a separate bathroom. The property has double glazing throughout and benefits from gas fired central heating with a recently replaced boiler. The gardens are mature and established, somewhat overgrown at the time of taking these details, but with a wide variety of plants and shrubs. There is the benefit of a garage and off-road parking.

## Directions

At Sedlescombe village green turn across the green in to Brede Lane and very shortly turn left in to Park Shaw and the property will be found shortly along on the left hand side. What3Words: [///loitering.adhesive.succumbs](#)

## THE ACCOMMODATION

is approached via double glazed door to

## ENTRANCE HALL

With stairs rising to first floor landing with under stairs storage cupboard.

## WC

With obscured window to front and fitted with a close coupled WC and corner wash hand basin.

## BEDROOM

9' 6" x 9' 0" (2.90m x 2.74m) A double aspect room with fitted shelving.

## DINING ROOM

9' 3" x 7' 6" (2.82m x 2.29m) max, with window taking in views of the garden, opening through to



## KITCHEN

9' 0" x 7' 6" (2.74m x 2.29m) A double aspect room with glazed door to garden, fitted with a range of base and wall mounted units comprising cupboards and drawers, space and plumbing for appliances, working surface incorporating a stainless steel sink with mixer tap and drainer, wall mounted gas fired boiler (recently replaced).

## LIVING ROOM

17' 0" x 12' 8" (5.18m x 3.86m) A double aspect room with double glazed doors opening onto the patio and garden, feature tiled fireplace with electric fire.

## FIRST FLOOR LANDING

With window taking in views of the rear.

## MAIN BEDROOM

14' 0" x 12' 8" (4.27m x 3.86m) With windows taking in views of the garden, double wardrobe with hanging and shelving, separate single cupboard.



## BEDROOM

13' 8" x 7' 6" (4.17m x 2.29m) With windows taking in views of the village, airing cupboard with slatted shelves.

## BATHROOM

8' 7" x 5' 5" (2.62m x 1.65m) With obscured window to rear, fitted with a coloured suite comprising panelled bath with tiled enclosure and shower with pedestal wash hand basin, close coupled WC.

## OUTSIDE

The property is approached over a block paved driveway that leads to the garage and further extends to the front door and around to the side with a gate giving access to the rear.

The front garden is mainly laid to lawn and slopes gently to the road.

## GARAGE

19' 10" x 10' 0" (6.05m x 3.05m) With up-and-over door, power and light, housing fuseboard and gas meter.

## REAR GARDEN

The gardens are level with an area of lawn and established flower beds with many established specimen shrubs and plants. The area was generally somewhat overgrown at the time of taking these details.



**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.