

Campbell's Estate Agents
 74 High Street, Battle, East Sussex TN33 0AG
 tel: 01424 774774
 email: info@campbellsproperty.co.uk

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your local independent estate agent

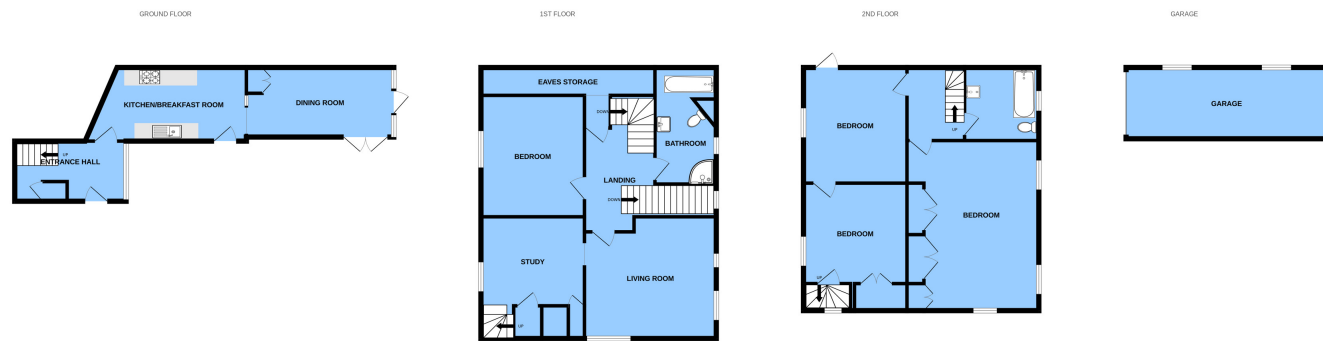
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Rear of Post Office The Green, Sedlescombe, East Sussex TN33 0QA **£650,000 leasehold**

"MIXED USE. FREEHOLD AVAILABLE" A unique Grade II listed residential leasehold property that fronts the village green, has vehicular access to the rear with level gardens, car-port/shed and planning permission to be further enlarged (RR/2023/1584/P).

Grade II Listed
 Car Port

4 Bedrooms
 Fronting the Village Green

Rear Garden

PP for Enlargement



Description

"MIXED USE. FREEHOLD AVAILABLE" Viewing is essential to appreciate this attractive Grade II listed property that is situated behind the village shop which is let on a long lease. The property is sold with a long lease and both premises share the freehold.

Approached from a private entrance to the rear the accommodation is set out over three floors. To the ground floor is a large vaulted open plan kitchen/dining area complete with an Aga but this part of the property also benefits from planning permission to be significantly enlarged to provide a stunning open plan kitchen/living area. As part of this consent there is also approval to demolish the existing car port and re-construct in a slightly different location to provide garaging and a gym/home office - for further information please visit the Rother District Council website under ref: RR/2023/1584/P.

The accommodation has been extensively improved and upgraded over recent years and presents in excellent decorative order. There are many notable features with exposed timbers, latched doors and sash windows and this combines with luxurious fixtures and fittings including a stunning shower room and bathroom with underfloor heating. The accommodation is versatile with an impressive living/dining room that enjoys a triple aspect location on the first floor with lovely views to the village green. There are four bedrooms set out over this floor and the second floor with a luxurious bathroom and shower room. The fourth bedroom is accessed from the third bedroom and also via a secondary staircase.

Approached over a shared driveway the residential portion of the property is accessed from the rear and there is a good sized area of enclosed level garden. The post office and storerooms are located to the front of the property as per the attached floor plan.

NOTE: The external pictures are library images.

Directions

The property will be found behind the village post office.

What3Words:///tiling.nurtures.slab

THE ACCOMMODATION COMPRISES

Covered porch with outside light and hardwood door through to

RECEPTION HALL

L shaped with stairs rising to first floor landing, cupboard with hanging and shelving.

KITCHEN

15' 8" x 9' 2" (4.78m x 2.79m) of slight irregular shape overall, part panelled, exposed timber vaulted ceiling, tiled flooring throughout and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances, fitted two oven gas fired Aga, hard wood working surfaces incorporating butler sink and etched drainer. Opening to



DINING/GARDEN ROOM

14' 5" x 8' 7" (4.39m x 2.62m) having a double aspect with double doors opening out to the garden, vaulted with exposed timbers, cupboard with shelving.

FIRST FLOOR LANDING

with exposed timbers, large walk-in attic store and stairs rising to second floor landing.

LIVING ROOM

15' 0" x 13' 7" (4.57m x 4.14m) having a double aspect with exposed timbers dividing the Dining Room 11' 5" x 10' 0" (3.48m x 3.05m) with cast iron feature fireplace, understairs cupboard and secondary staircase rising to first floor.

BEDROOM

13' 6" x 11' 2" (4.11m x 3.40m) with window to front.

BATHROOM

12' 9" x 6' 4" (3.89m x 1.93m) with obscured window to rear, fully tiled and fitted with a composite centre bath

with free-standing taps and shower; vanity sink unit with mixer tap, lit mirror above, wet-room shower room area with glazed screen, fixed and hand held shower attachments, underfloor heating.



SECOND FLOOR LANDING

with Velux window.

BEDROOM

18' 4" x 12' 5" (5.59m x 3.78m) a double aspect room with views to the rear, recessed lighting, partially vaulted and fitted with three double wardrobes.



SHOWER ROOM

8' 5" x 5' 10" (2.57m x 1.78m) with obscured window to rear, partially vaulted with recessed lighting, tiled floor with underfloor heating, herringbone tiled walls with fixed and hand held shower attachments, wet-room shower area with glazed screen, vanity sink unit with circular sink, concealed cistern wc, heated towel rail.

BEDROOM

13' 3" x 10' 9" (4.04m x 3.28m) vaulted with exposed timbers.

BEDROOM/STUDY

with connecting door from main bedroom and also via secondary staircase, exposed timbers, fitted double cupboard with shelving.

OUTSIDE

The property has a right of way to a car port 22' 0" x 9' 10" (6.71m x 3.00m) and a gate leads through to the rear garden that is laid to lawn and fence enclosed.

COUNCIL TAX

Rother District Council
Band E - £2842 (2023/24)

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.