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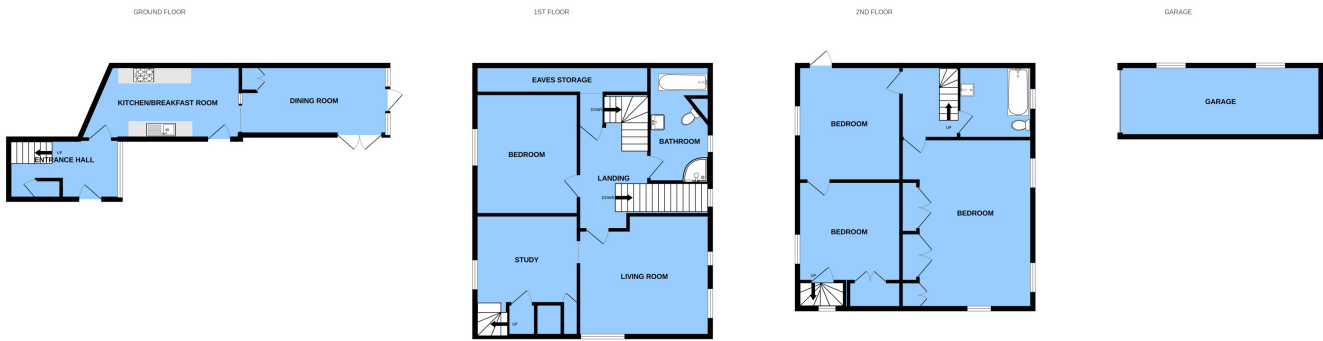
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Post Office House The Green, Sedlescombe, East Sussex TN33 0QA oieo £599,950 leasehold

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

- |                 |                            |             |                    |
|-----------------|----------------------------|-------------|--------------------|
| Grade II Listed | 4 Bedrooms                 | Rear Garden | PP for Enlargement |
| Car Port        | Fronting the Village Green |             |                    |



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**Description**  
"MIXED USE. FREEHOLD AVAILABLE" Viewing is essential to appreciate this attractive Grade II listed property which is to be sold with a long lease.

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 and RR/2023/1588/L.

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.

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.



**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.



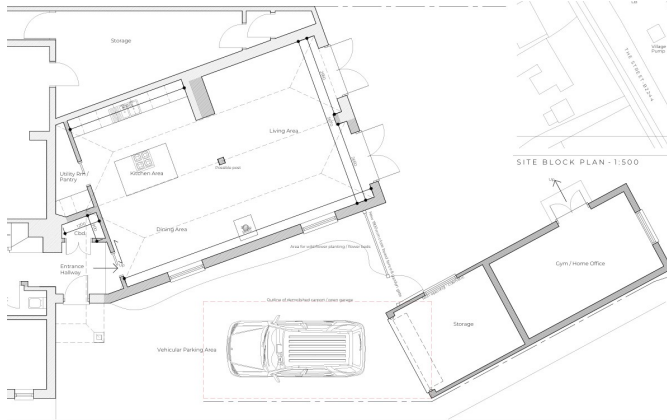
**SHOWER ROOM**  
8' 5" x 5' 10" (2.57m x 1.78m) with obscured window to rear; partially vaulted with recessed lighting, tiled floor with underfloor heating, herringbone tiled walls with fixed and hand held shower attachments, wet-room shower area with glazed screen, vanity sink unit with circular sink,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

**PLANNING PERMISSION TO EXTEND THE GROUND FLOOR**



**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.