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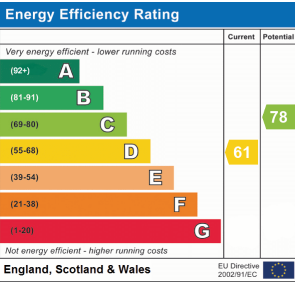
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28 Gorselands, SEDLESCOMBE TN33 0PT

£515,000 freehold

Set in a desirable location at the end of this popular cul-de-sac yet just a short stroll from the centre of the village is this considerably improved detached three/four bedroom chalet style property with enclosed garden backing onto an open field with off road parking and single garage.

Detached Chalet Style
Property
Popular Cul-De-Sac

1/2 Reception Rooms
Close to Village Centre

3/4 Bedrooms

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Description

Set in a desirable location in a favoured cul-de-sac just a short stroll from the centre of this popular village this detached three/four bedroom chalet style property has been subject to an extensive programme of improvement over recent years and viewing is essential to appreciate the quality fixtures and fittings and spacious layout.

The accommodation is versatile providing a large kitchen/breakfast room with stylish kitchen cabinets and underfloor heating. Both bathrooms have recently been replaced, also with underfloor heating, and there is gas central heating throughout.

The large living room has a central fireplace and there are two bedrooms to the ground floor, one that could be used as a reception room, and two bedrooms to the first floor.

With ample storage and the benefit of a fully painted garage, this detached chalet style property sits within a good sized area of garden with off road parking and viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction taking the first exit at the mini roundabout into Marley Lane and proceed all the way along to the A21. Here turn right towards Hastings and proceed along turning left signposted Sedlescombe. Continue to the village green turning right by the Queen's Head into Brede Lane and then second left into Gorselands. Bear right at the T junction and the property will be seen up on the right hand side.

THE ACCOMMODATION with approximate room dimensions is approached via a door to:

RECEPTION HALL

18' x 6' 6" (5.49m x 1.98m) with stairs rising to first floor with Velux window over and a range of understairs storage, tiled floor throughout and large cupboard with shelving.

LIVING ROOM

18' 8" x 10' 10" (5.69m x 3.30m) with large picture window taking in views to the front, central open fireplace with painted mantel and shelving to side.



DINING ROOM/BEDROOM 4

14' x 8' 10" (4.27m x 2.69m) with window to front.

KITCHEN/BREAKFAST ROOM

17' 1" x 13' 2" (5.21m x 4.01m) an impressive space with tiled flooring throughout and window and double doors opening onto the garden. The kitchen is fitted with a range of Shaker style base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated bin store, dishwasher, washing machine and space for an American style fridge/freezer. There is a wine cooler, two double ovens and a large area of quartz working surface incorporating a 5 ring ceramic hob and a 1 1/2 bowl sink with mixer tap, boiling water tap and etched drainer. The kitchen provides ample space for a breakfast table.

BATHROOM

8' 8" x 6' 10" (2.64m x 2.08m) max with obscured window to rear, fully tiled floor and walls and fitted with a vanity sink unit with mirror and light above, concealed cistern wc and tile enclosed shower with glazed screen, fixed and hand held shower, heated towel rail.



BEDROOM 1

13' 1" x 10' 9" (3.99m x 3.28m) including an extensive range of fitted bedroom furniture with hanging and shelving and drawer units, window taking in views of the garden.



FIRST FLOOR LANDING

SHOWER ROOM

with Velux window and fitted with a white panelled bath with mixer tap and shower attachment, vanity sink unit with mirror and light above, low level wc and heated towel rail.

BEDROOM 2

17' x 8' 8" (5.18m x 2.64m) with window to rear, eaves storage space.

BEDROOM 3

11' 8" x 11' 4" (3.56m x 3.45m) max with window to front, door to walk in wardrobe measuring 7' 4" x 6' 9" (2.24m x 2.06m) with Velux window to rear, eaves storage space.

GARAGE

18' 5" x 8' 4" (5.61m x 2.54m) fully painted with up and over door, power and light.

OUTSIDE

To the front of the property is an area of driveway with an area of lawn and planted borders. A gate and pathway lead to the side and rear. To the rear is a large paved patio with steps up to the garden predominantly laid to lawn being fence enclosed and backing onto a field. There is also a large area of decking with planted borders.



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.