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**Vanlyn, Tollgate Road, Sedlescombe, East Sussex TN33 0RH £575,000 freehold**

A recently renovated and extended detached chalet style property that is presented to an immaculate standard with spacious accommodation arranged over two floors providing four large double bedrooms, stunning kitchen, off-road parking, single garage and level garden.

Detached Property  
Level Rear Garden

4 Double Bedrooms  
Convenient Location

Integral Garage

Recently Modernised

## Description

This recently renovated chalet style bungalow presents colour wash rendered and cedar clad elevations below a tiled roof with UPVC double glazing and gas central heating. Approached over a large reception hall, the spacious kitchen is fitted with a comprehensive range of appliances with Quartz working surfaces, ample space for a dining table and sliding double doors opening onto the garden. The living room has a dual aspect and a large additional room can be used a a ground floor bedroom or separate reception room depending on individual needs. The first floor provides three double bedrooms, one with an en-suite and a separate family bathroom. There is an integral garage and the whole is conveniently situated on the outskirts of the village and within easy reach of Battle Town Centre.

## Directions

From Battle, proceed south along the High Street to the roundabout and take the first exit onto Marley Lane. Continue along Marley Lane until reaching the A21. Turn right and continue to the left turning towards Sedlescombe. Turn immediately right where Vanlyn will be found as the second driveway on the left hand side. What3Words: ///responses.efficient.accordion

## THE ACCOMMODATION

Comprises panelled and double glazed door to

## RECEPTION HALL

29' 7" x 3' 10" (9.02m x 1.17m) Widening to 7' 2" (2.18m) With coat hooks, recessed shelves and stairs rising to first floor landing.

## WC

5' 1" x 2' 10" (1.55m x 0.86m) Fitted with a corner wash hand basin, low level wc.

## LIVING ROOM

17' 0" x 14' 0" (5.18m x 4.27m) Two windows to front, coving, uplighters, door to

## KITCHEN/BREAKFAST ROOM

21' 4" x 15' 0" (6.50m x 4.57m) narrowing to 11' 4" (3.45m) A double aspect room with sliding doors out onto patio and garden. The kitchen is fitted with a range of wall and base mounted cabinets incorporating cupboards and drawers with intelligent storage systems, integrated AEG dishwasher, fridge/freezer and double oven with microwave. A centre island incorporates a breakfast bar with additional storage and the working surface incorporates a five burner gas hob with extractor fan above and a stainless steel sink with mixer tap.



## DINING ROOM/BEDROOM

15' 8" x 10' 4" (4.78m x 3.15m) With window to rear.

## FIRST FLOOR LANDING

### BEDROOM

14' 0" x 13' 6" (4.27m x 4.11m) Velux window.



## EN-SUITE

With corner shower with tiled enclosure, fixed and hand held shower heads, heated towel rail to side, vanity sink unit, low level wc.

## FAMILY BATHROOM

14' 0" x 10' 10" (4.27m x 3.30m) Narrowing to 4' 4" (1.32m) Tiled floor and fitted with a corner glazed shower with tiled enclosure, recessed slatted shelves, low level wc, pedestal wash hand basin, roll-top bath with centre taps and mirror above, heated towel rail.



## BEDROOM

12' 2" x 8' 9" (3.71m x 2.67m) plus 5' 4" x 4' 4" (1.63m x 1.32m) max into dormer window with views to the front.

## BEDROOM

13' 9" x 12' 4" (4.19m x 3.76m) Velux window.

## GARAGE

16' 9" x 9' 1" (5.11m x 2.77m) With power and light.

## OUTSIDE

The property is approached over a shared driveway with the adjoining property that leads into a private area of parking with access into the garage. A gate leads to the side and rear. To the rear is an area of garden, fence enclosed with a level section of lawn and paved patio.

## COUNCIL TAX

TBC

**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.