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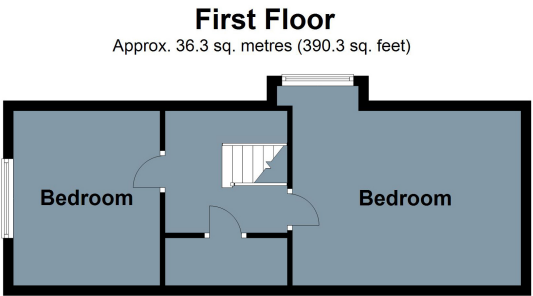
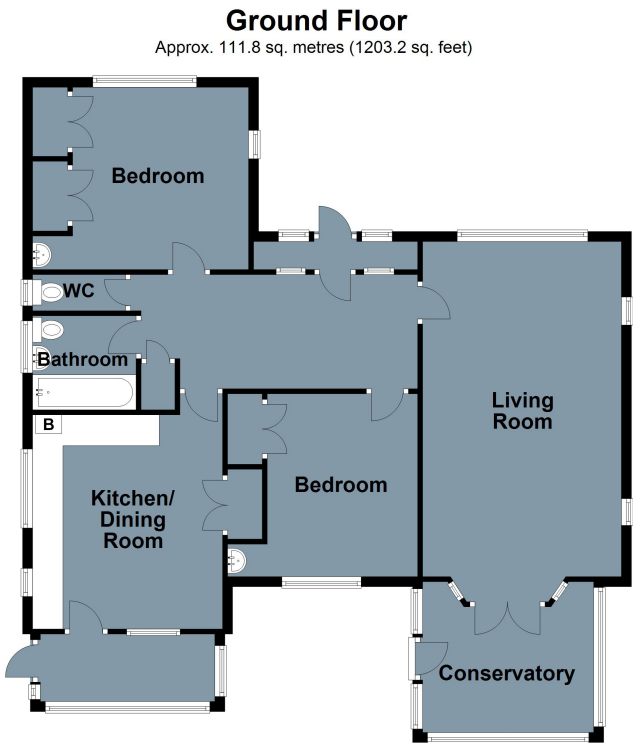
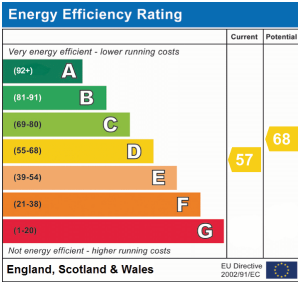
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Total area: approx. 148.0 sq. metres (1593.5 sq. feet)
For illustration purposes only - not to scale



3 Gorselands, Sedlescombe, Battle, East Sussex TN33
OPT

sale agreed £550,000
freehold

A spacious two bedroom detached bungalow located in a quiet close in the popular village of Sedlescombe.

Detached Bungalow
2 Garages

2 Bedrooms
Popular Village Location

2 Attic Rooms

Established Gardens

Description

Nestled in a highly sought-after close within a picturesque Sussex village, this spacious detached bungalow offers a perfect blend of comfort, potential, and community living. Just a short stroll from the local store/post office, village school, welcoming pub, and the thriving village hall, this property enjoys a setting that truly embodies village life. Set within large, established gardens with ample parking and two garages, the property offers excellent space for family living and entertaining. Inside, you will find a light-filled, triple-aspect sitting room with an open fireplace, a kitchen/breakfast room, a conservatory ideal for year-round enjoyment, and a welcoming entrance hall. The current layout includes two bedrooms, a bathroom, and a cloakroom, providing comfortable single-level living. For those seeking further space, there are two sizeable loft rooms offering exciting potential to create a four-bedroom family home (subject to the necessary consents), ensuring the property can grow with your family's needs. This charming bungalow offers scope to create a fantastic family home in a village with a strong community spirit, all while enjoying the tranquility of a desirable Sussex location.

NOTE: The two loft rooms could be converted to two further bedrooms, subject to any necessary consent.

Directions

From the A21 drive into the village of Sedlescombe and just after the village green turn right and follow the road round and up the hill taking the second left into Gorselands where the property will be found as the second property on the left hand side indicated by our For Sale board. What3Words:///rigs.undivided.special

THE ACCOMMODATION

with approximate room dimensions is approached via a UPVC double glazed front door to

ENTRANCE PORCH

9' 8" x 2' 2" (2.95m x 0.66m) with arched double glazed windows to front, quarry tiled floor and wooden glazed door to

ENTRANCE HALL

19' 3" x 6' 11" (5.87m x 2.11m) with radiator, airing cupboard with immersion tank and pull down loft ladder.

KITCHEN

14' 3" x 12' 4" (4.34m x 3.76m) enjoying a double aspect with views onto the garden and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with working surface incorporating a double bowl stainless steel sink with mixer tap, eye level oven and 4 ring gas hob with cooker hood over, space for fridge, freezer and washing machine, wall mounted gas fired boiler, radiator and built in pantry cupboard. There is ample space for a dining table and a door leads to

REAR LOBBY

12' 1" x 4' 4" (3.68m x 1.32m) of brick and UPVC double glazed construction with UPVC and glazed door to the garden.

SITTING ROOM

21' 11" x 13' 1" (6.68m x 3.99m) enjoying a triple aspect with windows to the front and side and window and French doors to the rear garden and conservatory, parquet flooring, open working fireplace with tiled surround and hearth and a wooden mantel and two radiators.

CONSERVATORY

12' 3" x 9' 6" (3.73m x 2.90m) of brick and UPVC double glazed construction with UPVC glazed door to garden.



BEDROOM 1

12' 6" x 11' 11" (3.81m x 3.63m) with double glazed windows to front, two built in wardrobes, wash basin with taps and radiator.

BEDROOM 2

11' 11" x 10' 4" (3.63m x 3.15m) with double glazed window to rear, built in wardrobe, wash basin with taps and radiator.

CLOAKROOM

with obscured window to side and fitted with a low level wc and radiator.

BATHROOM

6' 3" x 7' 2" (1.91m x 2.18m) with obscured window to side, part tiled walls and fitted with a low level wc, wash hand basin, panelled bath with mixer tap and separate electric shower over, radiator.

Loft access via wooden loft ladder to

LOFT CONVERSION

with landing measuring 8' 2" x 7' 11" (2.49m x 2.41m) with recessed lighting and cupboard with access to eaves storage and cold water tank.

LOFT ROOM 1

15' 1" x 11' 5" (4.60m x 3.48m) increasing to 13' with double glazed window to front.

LOFT ROOM 2

11' 4" x 9' 9" (3.45m x 2.97m) with double glazed window to side aspect, radiator and access to eaves loft space.

OUTSIDE

To the front is large area of parking for several vehicles. The front garden is nearly laid to lawn with mature hedges and shrubs with a pathway leading to the front door. The large rear garden is enclosed with mature hedges and trees providing a good deal of privacy. Adjacent to the property is a paved seating area for outdoor entertaining and a large level lawn with a number of fruit trees. Leading through the trees there is an area of garden that is tucked away with further fruit trees, 2 SHEDS, a greenhouse, coal bunker and outside tap.

GARAGE 1

18' 3" x 9' 3" (5.56m x 2.82m) with up and over door, power and light, window to garden, private door and opening to

GARAGE 2

18' 7" x 9' 2" (5.66m x 2.79m) with wooden concertina barn style doors, power and light, window to rear and eaves storage space.



COUNCIL TAX

Rother District Council
Band E £3,127.27

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.