

Campbell's Estate Agents
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Broadlands, Moat Lane, Sedlescombe, East Sussex TN33 0RZ **£650,000 freehold**

An attractive 3 bedroom detached period property fronting a popular country lane on the rural outskirts of Sedlescombe with grounds extending to approximately 0.988 acres, garaging and workshop, all in need of general modernisation but considered to offer excellent potential to be further enlarged subject to any necessary consents.

Detached House
Rural Location

3 Bedrooms
0.988 Acres

Offering Excellent
Potential

Garage and Workshop

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Description

An attractive detached period property that sits amidst 0.988 acres of ground on a country lane on the rural outskirts of Sedlescombe. The property presents attractive brick and tile hung elevations and the original accommodation has been extended to provide a large family home. There are three reception rooms and three double bedrooms to the first floor with an integral workshop and separate detached garage. The property requires general modernisation but does benefit from gas fired central heating and offers excellent potential to be personalised to suit individual requirements and also offers scope to be extended, subject to any necessary consents. With its appealing location, large gardens and rural setting, viewing is highly recommended.

Directions

From the A21 heading south turn left into Moat Lane where the property will be found on the right hand side. What3Words: ///slows.again.pages

THE ACCOMMODATION

With approximate rooms dimensions is approached through a front door to an

ENTRANCE HALL

With under stairs cupboard and opening to an INNER HALLWAY leading into the

LIVING ROOM

20' 3" x 13' 1" (6.17m x 3.99m) max, including staircase with window to side and central brick fireplace, a wide opening leads through to the



GARDEN ROOM

16' 9" x 7' 9" (5.11m x 2.36m) A triple aspect room with double doors to patio.



DINING ROOM

21' 0" x 10' 0" (6.40m x 3.05m) A dual aspect room with gas fire and fitted shelving.



KITCHEN/BREAKFAST ROOM

17' 3" x 11' 10" (5.26m x 3.61m) A dual aspect room with recessed lighting and tiled flooring throughout. The kitchen is fitted with an extensive range of wood fronted base and wall mounted cabinets with integrated dishwasher, fitted double oven and space and plumbing for appliances. There is a granite effect working surface incorporating a one and a half bowl acrylic sink.

WC

With window to rear, part tiled walls and fitted with a low level wc and wash hand basin.

WORKSHOP

15' 4" x 8' 4" (4.67m x 2.54m) With power and light, shelving and double doors to side, offering scope for conversion subject to consents.

FIRST FLOOR LANDING

With loft access.

BEDROOM

12' 0" x 8' 10" (3.66m x 2.69m) A dual aspect room with double cupboard with hanging and shelving.



BEDROOM

9' 4" x 7' 2" (2.84m x 2.18m) With window to side, cupboard with shelving, separate corner cupboard.

BEDROOM

15' 3" x 10' 1" (4.65m x 3.07m) With window to front, double cupboard, drawer unit, large eaves space measuring 16' 8" x 4' 7" (5.08m x 1.40m)

BATHROOM

8' 5" x 6' 7" (2.57m x 2.01m) With window to rear, tiled floor, shower cubicle with a panelled bath, pedestal wash hand basin, wc.

GARAGE

17' 4" x 13' 1" (5.28m x 3.99m) With up-and-over door, power and light.

OUTSIDE

The property is approached over a driveway that leads to a large area of block paving with access to the garage. The driveway is flanked by large areas of level lawn being enclosed with mature hedging and interspersed with specimen trees. To the rear a patio extends to the back of the house and takes in lovely views over the gardens. The gardens are predominantly laid to lawn falling away with some established trees and offering a great deal of privacy. The whole equates to approximately 0.988 acres.



COUNCIL TAX

Rother District Council
Band E - £3,127.27 (2025/26)

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.