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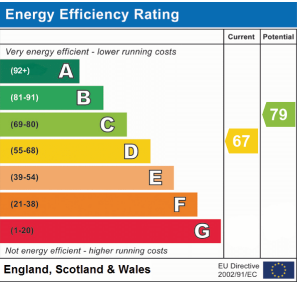
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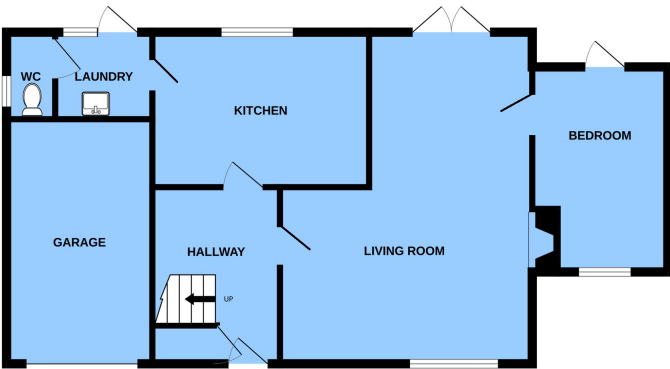
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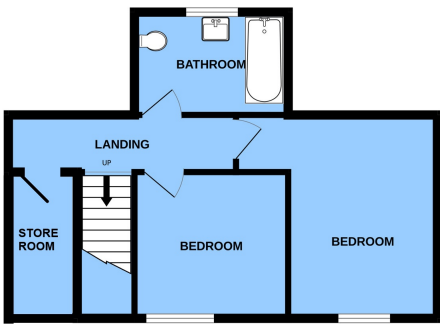
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BASEMENT  
813 sq.ft. (75.5 sq.m.) approx.



GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.

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.  
Made with Metropix 5/2025



4 Gregory Walk, Sedlescombe, East Sussex TN33 0QZ

£425,000 freehold

Situated in a popular cul de sac within just a short stroll of the village green is this attractive detached two/three bedroom chalet cottage enjoying off-road parking, single garage and patio garden. Available chain free.

Detached Chalet  
Bungalow  
Close to Village Green

2/3 Bedrooms  
Chain Free

ORP and Garage

Cul De Sac Location



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## Description

This detached chalet style cottage occupies a popular cul de sac location that is within just a short stroll of the popular village green, shop and primary school. Occupying a level plot, the house enjoys gardens to the front and an enclosed patio garden to the rear. The attractive brick elevations are set below a tiled roof with UPVC double glazing and gas central heating throughout. Inside the principle living room has a fireplace and double doors onto the garden, this room connects to a study that can be used as a third bedroom. The kitchen opens into the utility room and leads out onto the patio garden whilst to the first floor are two double bedrooms and a separate shower room. The property benefits from a single garage and level gardens predominantly paved to the rear. We are advised a small part of the extension may have been built outside of the registered title and further details are available upon request.

## Directions

From the village green, proceed south turning right into Gregory Walk.  
What3Words: ///repeat.roughest.fight

## THE ACCOMMODATION

With approximate room dimensions comprises a panelled door to

## ENTRANCE HALL

11' 7" x 7' 6" (3.53m x 2.29m) Stairs rising to first floor landing, cupboard with hanging and shelving.

## LIVING ROOM/DINING ROOM

22' 6" x 11' 0" (6.86m x 3.35m) plus 12' 4" x 5' 3" (3.76m x 1.60m) L-shaped, a double aspect room with central brick open fireplace with bressumer beam, double doors to the patio and connecting door to



## STUDY/BEDROOM THREE

14' 6" x 9' 10" (4.42m x 3.00m) Having a double aspect with glazed door to patio and gardens.

## KITCHEN/BREAKFAST ROOM

12' 10" x 9' 8" (3.91m x 2.95m) With window to rear and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers, spaces and plumbing for appliances. There is an area of working surface incorporating a four ring hob with extractor fan above and single enamel sink with mixer tap and drainer.

## UTILITY ROOM

5' 5" x 5' 0" (1.65m x 1.52m) With window and door to garden, space and plumbing for washing machine and further fitted cabinet with stainless steel sink.

## WC

With obscured window to side, tiled floor and fitted with a coloured low level wc and wash hand basin.

## FIRST FLOOR LANDING

Eave storage with slatted shelves and WALK-IN CUPBOARD 8' 3" x 6' 7" (2.51m x 2.01m).

## SHOWER ROOM

9' 10" x 6' 0" (3.00m x 1.83m) With obscured window to the rear, fully tiled and fitted with a large shower enclosure, pedestal wash hand basin, low level wc.

## BEDROOM

10' 3" x 10' 0" (3.12m x 3.05m) With window to front, fitted chest of drawers and wardrobe.



## MAIN BEDROOM

13' 9" x 10' 0" (4.19m x 3.05m) plus recess, with window to front and two large wardrobes with hanging rails.

## GARAGE

16' 10" x 9' 0" (5.13m x 2.74m) Housing the fuseboard and gas fired boiler.

## OUTSIDE

To the front of the property is an area of lawn and planted with shrubs with a gate giving access to the side and rear. To the rear is a paved garden, fence enclosed with established shrubs, specimen trees and a timber shed.



**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.