

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

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I Forge Cottages, The Green, Sedlescombe TN33 0QA

oieo £350,000 leasehold

Fronting the village green and enjoying accommodation set out over three floors this attractive Grade II listed leasehold property retains a great deal of character with many notable features, exposed timbers, large gardens with a detached summerhouse, as well as a brick outhouse, all set within the centre of the village.

Grade II Listed

Character Features

Views over the Village Green

2 Bedroom

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## Description

This interesting Grade II listed period property enjoys accommodation set out over three floors and viewing is essential to appreciate the individual layout and period features throughout the property. The current owners have taken on extensive modernising throughout including re-wiring of electrics, insulation of walls and floors, gas central heating and new panelling throughout. Arranged around a large dining hall that leads into the kitchen and opens out onto the patio and garden. On the first floor the living room has a wood burning stove and takes in views of the village green with a further study, bedroom and bathroom. To the second floor is a vaulted bedroom that also enjoys views of the village green. To the rear of the property is a 33 meter garden that extends for some distance and passes a brick privy that is sub-divided into a utility workshop and wc with a large detached summerhouse within the rear garden. The garage is owned by the adjoining property, Clayton House, that also owns the freehold and there are two additional flying freeholds.

NOTE: The property is sold with the remainder of a 999 year lease granted in 1968. No ground rent is payable.

## Directions

From Battle proceed along Marley Lane to the A21 and turn right towards Hastings. After a short distance turn left signposted Sedlescombe and continue along into the village where the property will be found on the right hand side just before the village green.

What3Words: ///playroom.thinnest.cube

## THE ACCOMMODATION COMPRISES

A stained glass door through to

## RECEPTION HALL

15' 0" x 8' 6" (4.57m x 2.59m) with exposed ceiling and wall timbers, wooden floor and old mullion windows and door opening through to kitchen, and stairs rising to first floor landing with access to a storage cupboard.



## KITCHEN

9' 5" x 9' 5" (2.87m x 2.87m) with stable door and window facing the garden, part tiled and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with space for a fridge/freezer and oven. There is a good area of working surface incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer and a wall mounted gas fired boiler.

## FIRST FLOOR

### OFFICE

7' 2" x 4' 10" (2.18m x 1.47m) with window to front.

### LIVING ROOM

16' 9" x 10' 8" (5.11m x 3.25m) a double aspect room with lovely views over the village green, a brick fireplace with inset wood burning stove on a brick hearth and a wealth of exposed ceiling and wall timbers with wooden floor and door through to inner landing.

### BATHROOM

8' 10" x 5' 4" (2.69m x 1.63m) with windows to side and fitted with a P shaped Whirlpool bath with shower over and shower screen, vanity sink unit with circular bowl sink and mixer tap, heated towel rail to side and low level wc.

### BEDROOM

13' 0" x 9' 0" (3.96m x 2.74m) partially vaulted with exposed ceiling and wall timbers, recessed lighting and window to side. Overhead storage cupboard.



### INNER LANDING

with stairs rising to second floor; walk in wardrobe measuring 5' 0" x 4' 4" (1.52m x 1.32m) with hanging and shelving.

## SECOND FLOOR BEDROOM

11' 1" x 10' 4" (3.38m x 3.15m) overall, vaulted with obscured Velux window to side and further window facing the village green.



## OUTSIDE

To the rear of the property is a large area of garden that incorporates an OUTSIDE WC measuring 4' 5" x 4' 0" (1.35m x 1.22m) fitted with a close coupled wc and a wash hand basin. A UTILITY CUPBOARD measuring 4' 10" x 3' 1" (1.47m x 0.94m) with space and plumbing for washing machine. A WORKSHOP measuring 6' 3" x 4' 8" (1.91m x 1.42m) with window looking out over the garden, fitted workbench and shelving.

The garden provides a large area of paved patio that is predominantly fence enclosed. The patio extends to a pathway that leads to an additional block paved patio with pergola and further extends to a large area of lawn interspersed with established flowerbeds. There is also a GREENHOUSE and TIMBER SHED. To the back of the garden is a DETACHED LOG CABIN measuring 18' x 14' 5" (5.5m x 4.5m) with fitted cupboards and workbench with electricity.

NOTE: A right of way extends across the rear of the property giving access to the adjoining cottages.



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.