



15 Gorselands,
SEDLESCOMBE,
TN33 0PT



15 Gorselands

Conveniently tucked away at the end of a popular cul-de-sac in this desirable village is this lovely extended four bedroom two bathroom detached single-storey bungalow that enjoys ample parking and a double garage set in delightful established gardens all just a short stroll to the village centre.

Features

WELL PRESENTED

TUCKED AWAY LOCATION

SOUTH FACING GARDEN

DOUBLE GARAGE AND SEPARATE
WORKSHOP/STORAGE

4 BEDROOMS, 2 BATHROOMS

WALKING DISTANCE TO VILLAGE
CENTRE

GAS CENTRAL HEATING AND
DOUBLE GLAZING



Description

Set in a convenient position being just a short walk of the centre of the village yet tucked away at the end of a cul-de-sac is this extended detached single storey bungalow that offers generous accommodation providing four bedrooms, two bathrooms and two reception rooms with the addition of a conservatory. The property provides bright and spacious rooms, many enjoying a dual aspect, with gas central heating and double glazing throughout.

The rear garden is south facing and offers a good deal of privacy and seclusion, whilst to the front is a good-sized area of undulating garden, ample parking and a double garage with electric up and over door. The garage could easily be converted into a small annexe and the plot could accommodate a separate garage, subject to the necessary consents.

Whilst being tucked away, the property is set at the end of a popular cul-de-sac that is just a short distance from a cut through that provides a short walk to the delightful village green, primary school, pub and post office/local shop. The property is located in the Claverham catchment area.

Directions

From our office in Battle High Street proceed in a southerly direction taking the first exit at the mini roundabout into Marley Lane and proceed all the way along to the A21. Here turn right towards Hastings and after a short distance turn left signposted Sedlescombe and continue along towards the village centre. Just after the village green turn right into Brede Lane, by The Queens Head, and continue along turning left into Gorselands and bear left at the T junction and the property will be found at the end of the cul-de-sac.
What3Words:///suits.loopholes.outhouse



THE ACCOMMODATION

With approximate room dimensions is approached via a covered porch with outside light and double glazed door leading to

RECEPTION HALL

28' 4" x 5' 5" (8.64m x 1.65m) max with two windows to front, coving, wood flooring, radiators, loft access, cupboard housing the immersion tank, separate cupboard with hanging and shelf and burglar alarm.

LIVING ROOM

16' x 14' 1" (4.88m x 4.29m) A dual aspect room with coved ceiling, shelving, radiator and fitted wall uplighters.

DINING ROOM

13' x 10' 9" (3.96m x 3.28m) With wood flooring, coving, radiator and wide glazing and double doors opening to

CONSERVATORY

11' 7" x 10' 9" (3.53m x 3.28m) of double glazed construction with tiled floor and double doors onto the rear patio.

KITCHEN

13' 1" x 10' 7" (3.99m x 3.23m) with window to front and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with space and plumbing for dishwasher and fridge/freezer, space for oven with extractor fan above, glass splashback and an extensive area of Corian working surface with etched drainer and mixer tap, central breakfast bar/island with cupboards below.

BATHROOM

With obscured windows to rear, tiled walls and fitted with a P-shaped bath with shower and shower screen, pedestal wash hand basin with mixer tap, low level WC, radiator.

MASTER BEDROOM

15' 4" x 10' 7" (4.67m x 3.23m) with window taking in views of the garden, oak veneered flooring, radiator and fitted with a range of wardrobe cupboards and drawers.

EN-SUITE SHOWER ROOM

with obscured window, fitted unit comprising concealed cistern wc and vanity sink unit with cupboards, large glazed shower with chrome controls, heated towel rail.





BEDROOM 2

15' 7" x 9' 1" (4.75m x 2.77m) a dual aspect room with recessed lighting, coving, radiator, connecting door to garage.

BEDROOM 3

12' x 9' 10" (3.66m x 3.00m) with window to rear, two cupboards with hanging and shelving and storage above, radiator.

STUDY/BEDROOM 4

10' 0" x 9' 10" (3.05m x 3.00m) with window taking in views of the garden, built in cupboards with hanging and shelving and overhead storage. Radiator.

DOUBLE GARAGE

16' 7" x 15' 4" (5.05m x 4.67m) with electric up and over double door, power and light.

OUTSIDE

The property is approached over a block paved driveway providing ample parking and turning with access to the garage. The front gardens are hedge enclosed providing an attractive undulating area of lawn and mature planted borders. A pathway leads to the side of the property and to the other side a gate and fence lead to a further gravel garden.

To the rear, adjacent to the back door with covered access, is a

LAUNDRY ROOM

8' 1" x 5' 5" (2.46m x 1.65m) with window to side, tiled floor, working surface with double drainer stainless steel sink with space and plumbing for appliances, gas boiler.

In addition double doors provide access to a

WORKSHOP/STORE

13' 5" x 8' 3" (4.09m x 2.51m).

The secluded rear garden is south facing, hedge enclosed enjoying a large area of patio, established flowerbeds and a large expanse of lawn.

COUNCIL TAX

Rother District Council

Band E - £3,127.27





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

