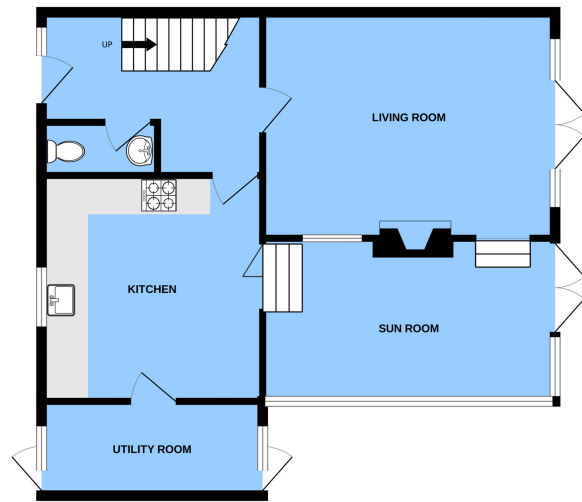
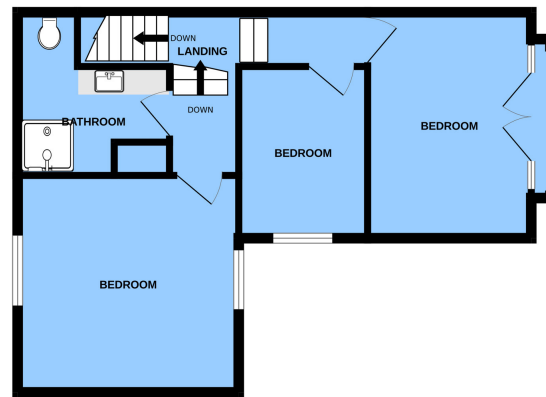


GROUND FLOOR



1ST FLOOR



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.
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2 Schoolmasters House, Hurst Lane, Sedlescombe, East Sussex
 TN33 0PE

oieo **£550,000**
freehold

Forming part of a cluster of five converted period properties is this immaculate three bedroom semi detached property that enjoys flexible accommodation and a delightful garden all backing onto open countryside with fabulous rural views.

Semi Detached Property
 Delightful Garden

3 Bedrooms
 Countryside Views

2 Reception Rooms
 Semi-Rural Location

Kitchen/Breakfast Room

Description

Viewing is essential to appreciate 2 Schoolmasters House which is set on the semi rural outskirts of Sedlescombe and takes in the wonderful countryside views. The property was converted to create a spacious three bedroom home and has been improved and upgraded with electric storage heating and double glazing throughout. All the rooms enjoy a lovely outlook over the gardens and beyond. The living room has a wood burning stove and opens on to the patio and garden and the fully fitted kitchen leads into the utility room and dining/garden room that takes in the views. The master bedroom has a Juliet balcony and there are two additional bedrooms as well as a luxurious bathroom. Outside there is parking for residents and to the rear a delightful area of garden that is beautifully planted and has a variety of useful sheds with power and light, summerhouse, greenhouse and attractive water feature. In addition there is also the benefit of a Right of Way over a track that leads around to the rear boundary.

Note: A private drainage system is located within the garden and serves four other properties, the maintenance and upkeep is shared.

Directions

From Sedlescombe proceed north up Sandrock Hill turning right into Hurst Lane and after a short distance turn left towards Great Sanders House. Proceed to the very end of the driveway where Schoolmasters House will be found.

What3Words:///comforted.gear.rollover

THE ACCOMMODATION

With approximate room dimensions comprises double glazed door to

RECEPTION HALL

12' 0" x 7' 10" (3.66m x 2.39m) With stairs rising to first floor landing, laminate flooring, large under stairs cupboard.

WC

With obscured window to front, tiled floor, part panelled walls, fitted with a corner wash hand basin and low level WC, under floor heating.

LIVING ROOM

16' 2" x 12' 6" (4.93m x 3.81m) With wide glazing and double doors taking in views of the garden and beyond, central Limestone fireplace with granite hearth and wood burning stove.

KITCHEN

12' 6" x 12' 1" (3.81m x 3.68m) With window to front, recessed lighting, tiled floor, fitted with a comprehensive range of base and wall mounted Shaker style kitchen cabinets incorporating cupboards and deep pan drawers and full height larder cupboard with pull out drawers, integrated dishwasher, double oven and grill with warming drawer and a large area of working surface incorporating granite sink with mixer tap and drainer, four ring hob with extractor fan above. A separate dresser unit provides cupboards and shelving.

UTILITY ROOM

13' 4" x 5' 0" (4.06m x 1.52m) With doors to front and rear, tiled flooring and fitted with a further range of base and wall mounted units with space and plumbing for washing machine, area of work surface incorporating circular stainless steel sink with mixer tap, fridge/freezer with wine cooler.

GARDEN ROOM

16' 10" x 9' 8" (5.13m x 2.95m) Accessed via glazed bi-fold doors from the kitchen, glazed on two sides with double doors to patio taking in views of the garden and beyond, fitted remote operated blinds, engineered wood flooring, inset lighting, wall lights and a bespoke dresser unit with cupboards and shelves.

FIRST FLOOR SPLIT LANDING

With loft access with ladder.

BEDROOM

12' 6" x 8' 9" (3.81m x 2.67m) With wide glazing and double doors opening to Juliet balcony taking in wonderful views, fitted wardrobes.



BEDROOM

9' 6" x 7' 1" (2.90m x 2.16m) With window to side with countryside views, inset lighting.

BEDROOM

12' 4" x 12' 1" (3.76m x 3.68m) A dual aspect room with countryside views, range of fitted wardrobes.

SHOWER ROOM



9' 0" x 6' 7" (2.74m x 2.01m) plus 3' 4" x 2' 7" (1.02m x 0.79m) with recessed lighting, tiled floor with under floor heating, corner shower unit with shower panels and Aqualisa power shower, vanity sink unit with cupboards and drawers, concealed cistern WC and airing cupboard with slatted shelving.

OUTSIDE

The property is approached over a private drive leading to a courtyard garden with planted borders. The rear garden is a real feature of the property and provides a large area of patio that takes in the rural views. There is a large timber shed, greenhouse and SUMMERHOUSE 7' 8" x 6' 10" (2.34m x 2.08m). The garden is fence enclosed with a winding pathway to another wide area of patio with water feature. The garden is predominantly laid to lawn interspersed with established flower beds, plants, shrubs and specimen trees.

Note: A vehicular access provides Right of Way to the rear.



COUNCIL TAX

Rother District Council
Band E - £2,985.87

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.