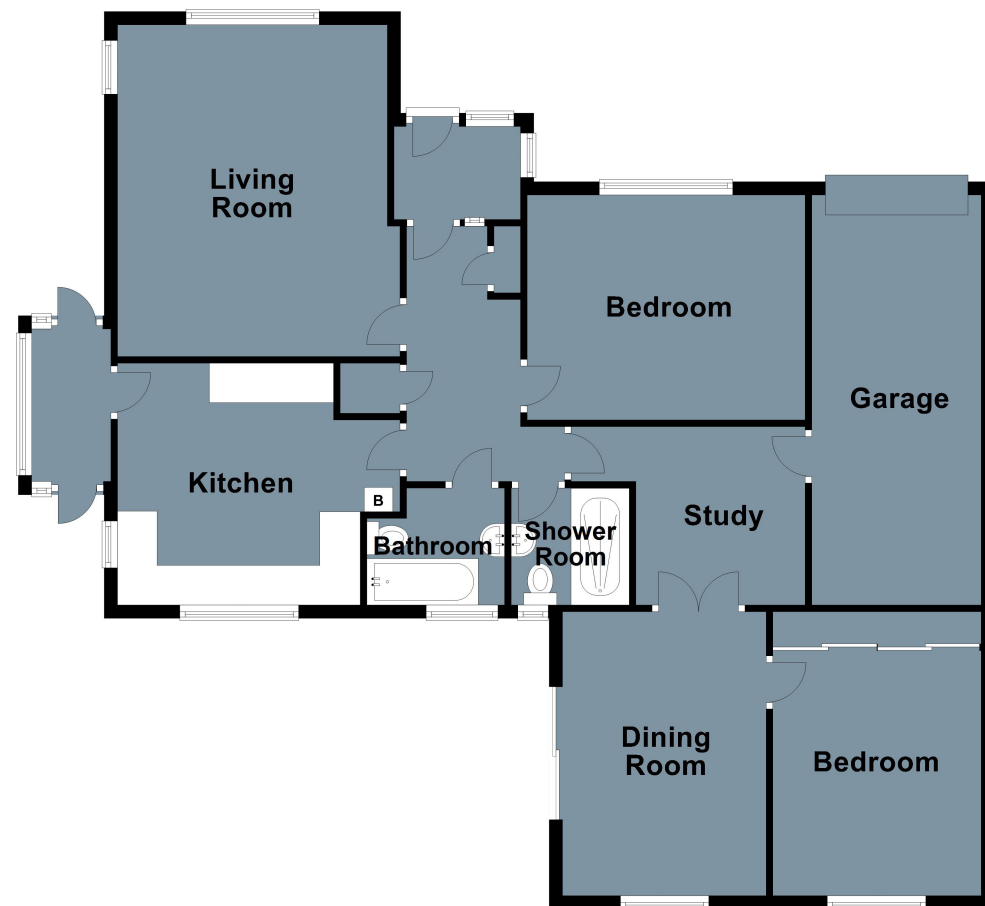


## Ground Floor

Approx. 123.4 sq. metres (1328.7 sq. feet)



Total area: approx. 123.4 sq. metres (1328.7 sq. feet)  
 For illustration purposes only - not to scale



6 Gorselands, Sedlescombe, East Sussex TN33 0PT

£460,000 freehold

Set in a desirable cul de sac location within a short walk of the centre of this favoured village is this extended detached bungalow that sits amidst level gardens with off-road parking and integral garage.

Detached Bungalow  
 2 Bedrooms

Cul De Sac Location  
 Short Walk of Village

Front and Rear Gardens

Integral Garage



## Description

Set within a short walk of the centre of the village is this well planned detached single storey property that has been extended since it's original construction. Arranged around a generous entrance hall, a loft ladder gives access to a fully boarded loft that is thought to offer some potential, subject to any necessary planning consents. The living room has a wood burning stove and the kitchen enjoys views of the garden. The property has been extended and provides two double bedrooms, inner hallway, study area and separate dining room. There is also an integral garage that may also offer potential for conversion, subject to any necessary consents. The gardens are a real feature of the property predominantly set to the rear, they offer a good level of privacy and lie level. There is extensive parking to the front and the whole is situated within a short walk of the centre of the village and close to Battle and Hastings. Viewing highly recommended.

## Directions

From the village green turn right into Brede Lane passing The Queens Head pub and doctors surgery. Continue up the hill turning left at the top of the hill into Gorselands where the property will be found on the right hand side.

What3Words: ///nutrients.playback.divider

## THE ACCOMMODATION

With approximate room dimensions comprises:

### ENTRANCE PORCH

Further double glazed door to

### RECEPTION HALL

13' 3" x 6' 2" (4.04m x 1.88m) With access to loft (with loft ladder; boarded, with potential), wood flooring, multi-paned glazed doors open to

### INNER HALLWAY/STUDY

8' 10" x 8' 10" (2.69m x 2.69m) With exposed wooden floor and further multi paned glazed doors opening through to the

### DINING ROOM

14' 0" x 10' 0" (4.27m x 3.05m) A double aspect room with sliding doors to patio and garden. Connecting door to



### BEDROOM

14' 1" x 10' 4" (4.29m x 3.15m) including a range of mirror fronted wardrobes with hanging and shelving, window taking in views of the garden.

### LIVING ROOM

16' 6" x 13' 10" (5.03m x 4.22m) A double aspect room with exposed wooden floorboards and central fireplace with tiled surround and inset wood burning stove.

### KITCHEN

14' 0" x 11' 10" (4.27m x 3.61m) Having a dual aspect with windows taking in views of the garden, tiled flooring, recessed lighting and a range of high gloss wall and base mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. There is a fitted low level oven and spaces and plumbing for a dishwasher and American style fridge/freezer. The kitchen provides a large area of working surface incorporating a double stainless steel sink with mixer tap and drainer, four burner gas hob with extractor fan above. There is a breakfast bar and a multi paned glazed door leads to

### SIDE PORCH

7' 4" x 3' 5" (2.24m x 1.04m) With doors to the front and rear.

### BATHROOM

6' 8" x 5' 9" (2.03m x 1.75m) With obscured window to rear, fitted with a white panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin with heated towel rail to side.

### SHOWER ROOM

5' 9" x 5' 8" (1.75m x 1.73m) With obscured window to rear, fitted with a large shower with glazed enclosure, wash hand basin with mixer tap, towel rail to side, low level wc.

### BEDROOM

11' 8" x 11' 1" (3.56m x 3.38m) With large picture window to front, fitted double wardrobes with chest of drawers.

### INTEGRAL GARAGE

21' 10" x 8' 7" (6.65m x 2.62m) With electric roller shutter, power and light.

### OUTSIDE

The property is approached over an area of driveway that provides parking with access to the garage. The front garden is laid to lawn with planted borders, access through the side porch to the rear. To the rear is a large patio that takes in views of the garden. The gardens are a real feature of the property extending for some distance, predominantly laid to level lawn with planted borders that provide a good deal of privacy. There is a greenhouse and raised kitchen garden planters. At the very back of the garden are two timber sheds in need of repair.



### COUNCIL TAX

Rother District Council  
Band D - £2325.17 (2023/24)

**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.