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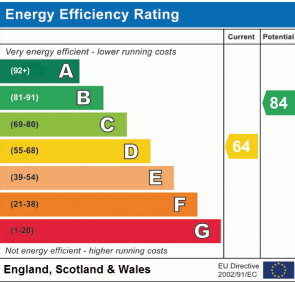
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GROUND FLOOR



7 Park Shaw, Sedlescombe, East Sussex TN33 0PP

oieo £390,000 freehold

Situated in a popular cul de sac just a short stroll to the village green, post office and shop is this spacious link-detached three bedroom bungalow that benefits from off-road parking, a single garage and level rear gardens with a southerly aspect.

3 Bedrooms  
Chain Free

Single Garage

Rear Garden

Village Location



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## Description

A well located detached three bedroom bungalow that presents brick and part tile hung elevations below a tiled roof with UPVC double glazing and gas central heating throughout. Situated in an elevated location on a popular cul de sac, viewing is highly recommended to appreciate the generous living room/dining room and fully fitted kitchen. There are three bedrooms, two of which look out onto the enclosed south facing garden. The property benefits from a driveway that leads to a single garage and the whole is situated in a convenient location on a popular cul de sac that is within just a short stroll of the village green, post office and shop. Viewing is highly recommended.

## Directions

From the centre of Sedlescombe, passing The Green, turn right towards the Queens Head and follow the road around to the left, turn left, just passed the doctors surgery, into Park Shaw where the property will be found shortly along on the left hand side, marked by our 'For Sale' board.  
What3Words: ///poker:acoustics.topped

## THE ACCOMMODATION

With approximate room dimensions comprises a double glazed door to

## L-SHAPED ENTRANCE HALL

Door to

## LIVING/DINING ROOM

21' 0" x 13' 9" (6.40m x 4.19m) narrowing to 8' 6" (2.59m) within the dining area. Having a dual aspect with central gas fire and serving hatch through to

## KITCHEN

11' 4" x 8' 8" (3.45m x 2.64m) With window and obscured glazed door to side, fitted with a range of base and wall mounted cabinets incorporating cupboards and drawers with spaces for appliances, fitted low level oven and areas of working surface, one incorporating a one and a half bowl stainless steel sink with mixer tap and drainer and the other a four ring ceramic hob with extractor fan above. A broom cupboard conceals the gas fired boiler.

## BATHROOM

8' 7" x 7' 0" (2.62m x 2.13m) With obscured window to side, fitted with a white panelled bath with tiled surround, pedestal wash hand basin, low level WC, tile enclosed shower with glazed door.

## BEDROOM

8' 8" x 8' 6" (2.64m x 2.59m) With window to side.



## BEDROOM

11' 0" x 8' 6" (3.35m x 2.59m) With window and glazed door to patio and garden.

## BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m) max, with large window looking out onto the garden.

## OUTSIDE

The property is approached over a tarmac drive that rises up to a garage. The front garden is laid to lawn with planted borders.



## GARAGE

16' 6" x 6' 2" (5.03m x 1.88m) Sub divided with an up-and-over door.

## REAR GARDEN

Patio with pathways to either side that extend out onto an area of lawn that is enclosed with mature hedging, a close boarded fence and incorporates a greenhouse.



## COUNCIL TAX

Rother District Council  
Band D - £2,558.68

**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.