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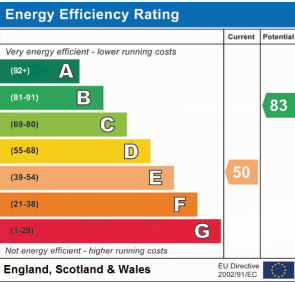
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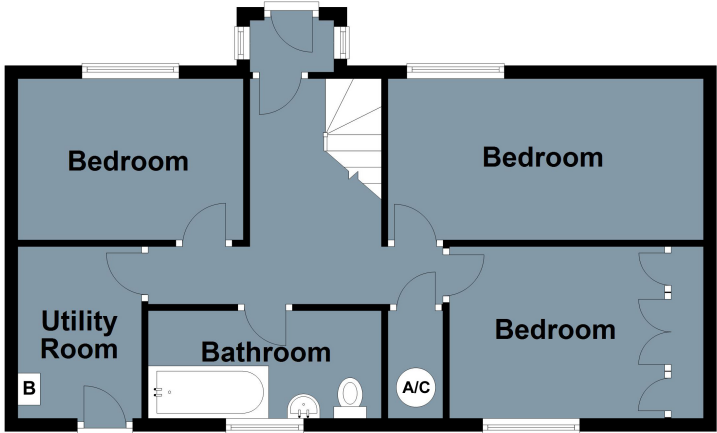
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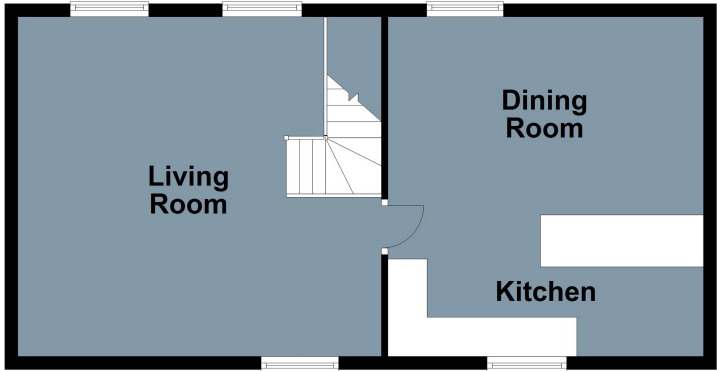
Ground Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Total area: approx. 110.9 sq. metres (1194.0 sq. feet)
For illustration purposes only - not to scale



Titus Oates Cottage, The Street, Sedlescombe, East Sussex TN33 0QN

£399,950 freehold

A delightful mid-terrace three bedroom conversion of a former school house with enclosed patio, elevated garden and off-road parking and all set within a short distance of the village green and local shop.

- | | | | |
|-----------------------------|------------|--------------------|----------------------|
| Mid Terrace Cottage | 3 Bedrooms | Established Garden | Off-Road Parking |
| Walking Distance of Village | Chain Free | Countryside Views | Vaulted Living Space |



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Description

This attractive mid-terrace former schoolhouse conversion presents attractive weatherboarded and brick elevations below a tiled roof with spacious accommodation that provides bedrooms to the ground floor and a living room and kitchen to the first floor. Designed to take full advantage of the setting, the living room enjoys views to both the front and rear with an open fire. The kitchen provides a good range of units and offers ample space for a dining table and to the ground floor a utility room gives direct access to a sunken courtyard which includes a timber shed and greenhouse. Steps rise up to an area of lawn that takes in the lovely views.

Directions

On entering the village, continue past the green with the Queens Head on your right and passing the Brick Wall Hotel the property will be found after a short distance on the right hand side.

What3Words: ///punks.puns.cello

THE ACCOMMODATION

With approximate room dimensions comprises insulated double glazed door to

ENTRANCE PORCH

4' 2" x 4' 7" (1.27m x 1.40m) Tiled floor, multi-paned glazed door through to

RECEPTION HALL

11' 10" x 6' 10" (3.61m x 2.08m) opening into inner hallway with wooden staircase rising to first floor landing, hard wood flooring, large airing cupboard with slatted shelves.



BEDROOM

11' 4" x 8' 1" (3.45m x 2.46m) Window to front, hard wood floor.

LAUNDRY/UTILITY ROOM

8' 5" x 6' 3" (2.57m x 1.91m) With glazed door to patio, butler sink, space and plumbing for appliances, wall mounted gas fired boiler.

BATHROOM

11' 8" x 5' 1" (3.56m x 1.55m) With obscured window to rear, P-shaped bath with mixer taps and shower attachment, glazed shower screen, pedestal wash hand basin, low level WC, hard wood flooring.

BEDROOM

11' 2" x 8' 6" (3.40m x 2.59m) With window to rear, range of fitted wardrobes with hanging rail and shelving and overhead storage.

BEDROOM

16' 0" x 8' 1" (4.88m x 2.46m) Window to front, wood flooring.

RECEPTION ROOM

18' 5" x 16' 6" (5.61m x 5.03m) A double aspect room, vaulted with exposed ceiling timbers and central raised fireplace with canopy and tiled hearth.

The stairs give access to the first floor



KITCHEN/BREAKFAST ROOM

18' 0" x 14' 0" (5.49m x 4.27m) A double aspect room with exposed timbers and fitted with a range of handmade base and wall mounted kitchen cabinets providing cupboards and drawers with space for a fridge/freezer and oven. The tiled working surface incorporates a breakfast bar opening into a space with ample room for a further table and chairs.



OUTSIDE

To the front of the property is a fence enclosed area of garden, paved and gravelled, interspersed with established plants, shrubs and specimen trees. To the rear is a large sunken patio area with timber shed and greenhouse and further steps rising up to an area of lawn that levels out, predominantly fence enclosed with planted borders. A short distance from the house on the west side is an allocated parking space.



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.