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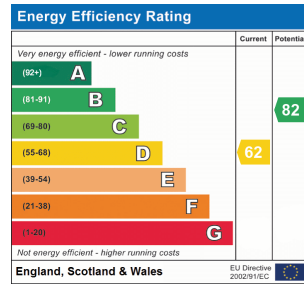
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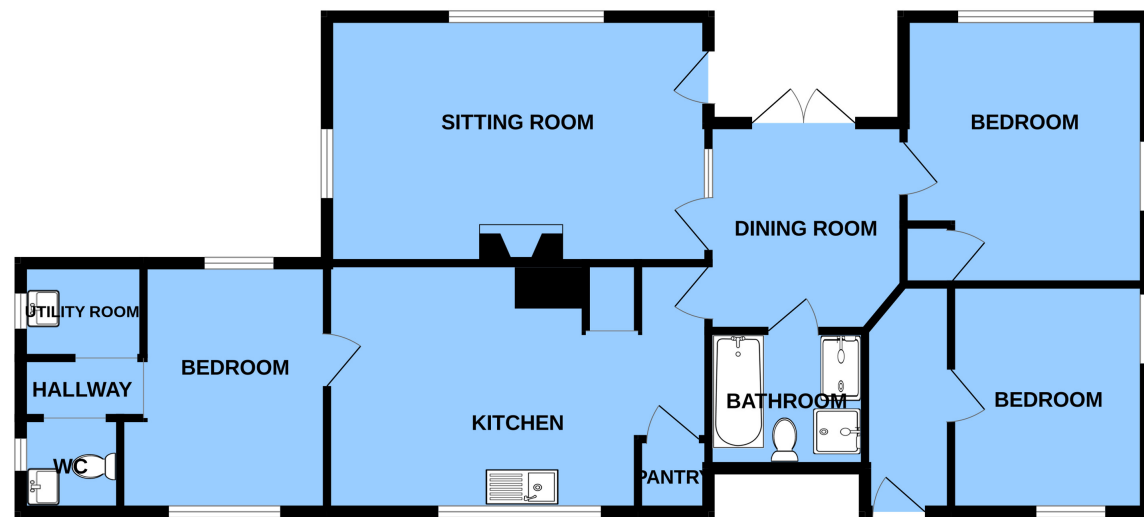
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GROUND FLOOR



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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White Oaks, Moat Lane, Sedlescombe, East Sussex TN33 0RZ

£499,950 freehold

A charming two bedroom detached bungalow located in a private rural location with potential set within a large established plot.

Detached Bungalow
 Long Driveway

Two Bedrooms
 Garage

Three Reception Rooms
 Established Gardens

Description

White Oaks is a generously proportioned detached single storey property that currently offers two double bedrooms, three reception rooms, a recently refitted kitchen and bathroom, as well as an additional reception room, utility room, cloakroom. The property is considered to offer enormous versatility and could be reconfigured to serve ones individual needs. On entering the property you walk directly into the dining hall which enjoys double doors out to the rear garden. All the principle rooms are accessed through this space and both bedrooms enjoy a double aspect making them bright and airy. The main reception room also has a double aspect and is centered around a working log burner and the kitchen/breakfast room has recently been refitted with a Bespoke shaker style kitchen. The family bathroom enjoys both a shower and a roll top bath. From the kitchen, and with a separate access from the side of the property is a cloakroom, utility room and separate reception room, this part of the property is thought ideal to create a small but separate annexe or office studio for those looking to run a practice from home. Whilst the property is generously proportioned there is further potential within the large plot to expand and enhance the property, subject to any necessary consent. To the front of the property is a large driveway providing ample parking as well as a garage and a front garden which is as large as the rear and is interspersed with established magnolias, camelias and roses. The rear garden offers a generous area which enjoys a good deal of privacy. Although the property occupies a lane location, which gives the property a rural feel, it is located within close proximity to a wide range of amenities which can be found to the south in Hastings and St Leonards which includes most supermarkets, bars and restaurants. The area is very well served for schools, both private and comprehensive at primary and secondary levels, Claremont private school being almost adjacent.

Directions

Head south on the A21 towards Hastings passing Blackbrooks garden centre and Sedlescombe Golf Course on your right and then turn left into Moat Lane and the entrance to the driveway of the property will be found a short distance along on the left hand side. What3Words: ///curvy.bolt.lands

THE ACCOMMODATION COMPRISES

A covered entrance porch with part glazed door to

ENTRANCE HALL

leading to reception rooms and

KITCHEN

17' 10" x 11' 11" (5.44m x 3.63m) max with large window to front, pendant ceiling lights and recently fitted with a Bespoke shaker style range of cabinets incorporating cupboards and drawers with wooden working surfaces incorporating a Butler sink with mixer tap. There are spaces for a range oven and fridge/freezer and a door to a shelved pantry. A door leads to

RECEPTION ROOM

11' 10" x 8' 9" (3.61m x 2.67m) a double aspect room with windows to front and rear gardens, tiled flooring, door to rear hallway and door to side.

CLOAKROOM

with window to side, part tiled walls and fitted with a wall mounted wash hand basin and wc.

UTILITY ROOM

5' 10" x 4' 11" (1.78m x 1.50m) with window to side, tiled floor and fitted with wall cupboards and a base unit with fitted stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for further fridge/freezer.

DINING HALL

10' 2" x 9' 0" (3.10m x 2.74m) with double doors giving access to covered rear portico, door to



LIVING ROOM

17' 10" x 11' 11" (5.44m x 3.63m) max, a double aspect room with windows to side and rear, high quality laminate flooring, centered around a working log burner with decorative surround and mantel. A panelled and glazed door leads to the rear entrance portico.

BEDROOM 1

13' 7" x 12' 1" (4.14m x 3.68m) a double aspect room with exposed pine flooring, built in cupboard.



BEDROOM 2

11' 11" x 10' 11" (3.63m x 3.33m) a double aspect room with windows to front and side.



FAMILY BATHROOM

7' 5" x 6' 1" (2.26m x 1.85m) with window to front, tiled floor and fitted with a double shower unit with chrome fittings, pedestal wash hand basin, wc, roll top claw footed bath with Victorian style shower attachment, heated towel rail.

OUTSIDE

To the front is a driveway leading to a parking area which is post and rail fence enclosed and a gate gives access through to a large area of front garden which is predominantly laid to lawn interspersed with specimen trees including a magnolia, camelia and roses. A footpath gives access to the front door and there is a gated side access to either side leading to the rear garden. The rear garden offers a good deal of privacy, is predominantly laid to lawn interspersed with mature trees and shrubs. There is an area of patio and a covered portico which leads back to the dining room.

SINGLE GARAGE

with up and over door.

COUNCIL TAX

Rother District Council
Band E - £3,279.96



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.