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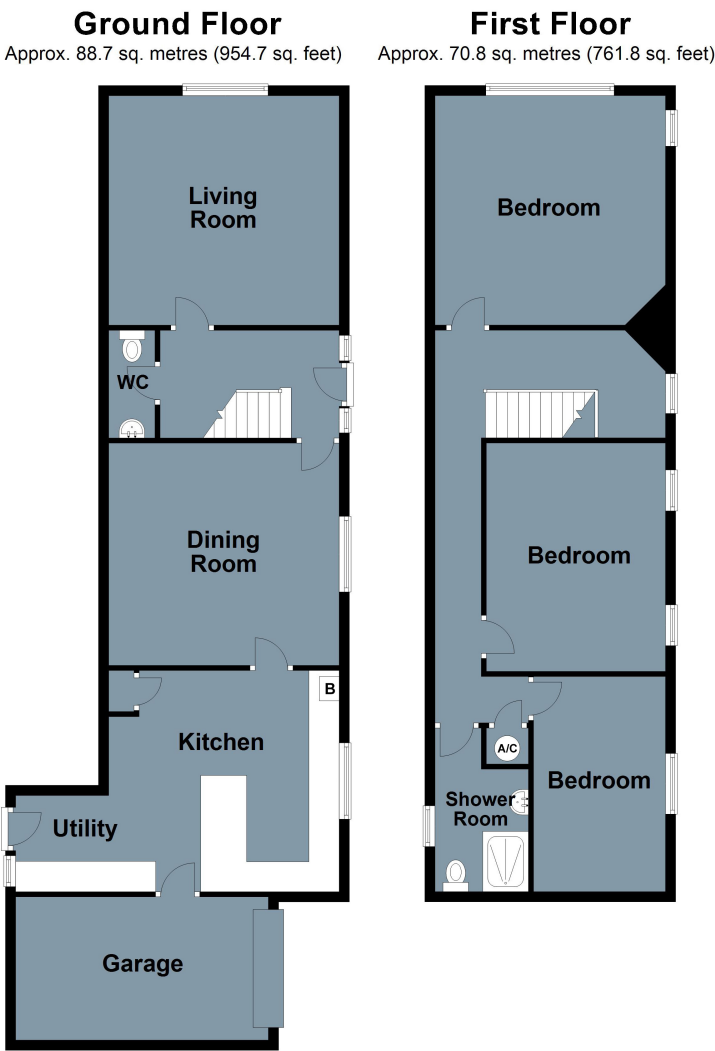
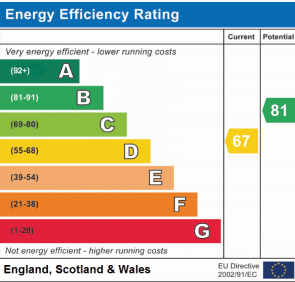
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Total area: approx. 159.5 sq. metres (1716.5 sq. feet)  
For illustration purposes only - not to scale



Loaf Cottage, The Street, Sedlescombe, East Sussex TN33 0QB **£440,000 freehold**

A deceptively spacious semi-detached character cottage enjoying approximately 1700 sq.ft. of accommodation with pretty courtyard garden, garage and parking set in a village location with NO CHAIN.

- |                        |            |                   |                     |
|------------------------|------------|-------------------|---------------------|
| Semi-Detached Property | 3 Bedrooms | 2 Reception Rooms | Garage and Parking  |
| Courtyard Garden       | Chain Free | Village Location  | Approx. 1700 sq.ft. |



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## Description

A substantial semi-detached character property situated just off the village green at Sedlescombe. Offered to the market with no chain and now in need of some updating the property offers approximately 1700 sq.ft. of accommodation. The property enjoys large windows and good ceiling heights, making it feel very spacious and light. All the principal rooms are of a generous size, the sitting room is centered around a feature fireplace, there is a large dining room which leads to the kitchen/breakfast room and utility area. All bedrooms are doubles, the largest of which enjoys high ceilings and a double aspect.

Externally the property has parking and garage and to the rear is a secluded courtyard. Sedlescombe offers a village shop and post office, popular pub, hotel/restaurant, doctors surgery and primary school as well as numerous country walks and a bus route to Hastings and St Leonards where a more comprehensive range of shops and facilities can be found. There is also a mainline station with services to London Charing Cross from nearby Battle and the area is generally well served for schooling, both public and comprehensive at primary and secondary levels. Viewing highly recommended.

## Directions

On approaching Sedlescombe from the A21 continue over the small bridge into the village and shortly after the antique shop and garage, the property will be found on the left hand side before reaching the green. What3Words: ///nothing.blanking.cosmic

## THE ACCOMMODATION

With approximate room dimensions, is approached via a footpath leading to glazed front door into

## ENTRANCE HALL

11' 4" x 6' 11" (3.45m x 2.11m) Staircase giving access to the first floor landing, under stairs storage recess, radiator.

## CLOAKROOM

WC, sink and tiled walls.

## LIVING ROOM

14' 9" x 14' 9" (4.50m x 4.50m) Large window to the front of the property, the room is centred around a large fireplace with red brick surround with bressumer beam over and gas fire.

From the hallway, door leads to

## DINING ROOM

15' 0" x 14' 4" (4.57m x 4.37m) Window to the side of the property, door to



## KITCHEN

14' 11" x 14' 3" (4.55m x 4.34m) Window to the side of the property, variety of wall and base units incorporating cupboards and drawers with granite effect work surface, double stainless steel sink unit with mixer tap and drainer, space for dishwasher, space for gas oven and grill, tiled splash back, wall mounted boiler, breakfast bar, radiator, storage cupboard.

## UTILITY AREA

6' 2" x 4' 10" (1.88m x 1.47m) Granite effect work surface with cupboards under, sink drainer unit, light well, window and door into the rear courtyard. Courtesy door to



## SPACIOUS FIRST FLOOR LANDING

14' 10" x 7' 1" (4.52m x 2.16m) With window to the side of the property, airing cupboard, access to loft space.

## BEDROOM ONE



15' 1" x 14' 10" (4.60m x 4.52m) A double aspect room with window to the front and side, fitted wardrobes.

## BEDROOM TWO

14' 4" x 11' 6" (4.37m x 3.51m) Two windows to the side of the property, fitted wardrobes.

## BEDROOM THREE

13' 11" x 8' 6" (4.24m x 2.59m) Window to the side of the property.

## BATHROOM

10' 6" x 6' 0" (3.20m x 1.83m) max, window to the rear of the property, large shower unit, pedestal wash basin, bidet, WC, heated towel rail, tiled walls.

## OUTSIDE

The property is approached by its own driveway which also serves two adjacent properties. There is parking for a vehicle in front of the kitchen window. The rest of the front garden is picket fence enclosed to the front and side. A side gate gives access to the rear where there is a secluded courtyard garden.

## GARAGE

16' 3" x 9' 3" (4.95m x 2.82m) Manual up-and-over door, power and light.

**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.