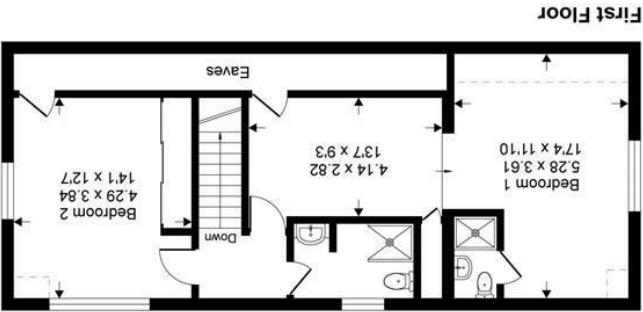
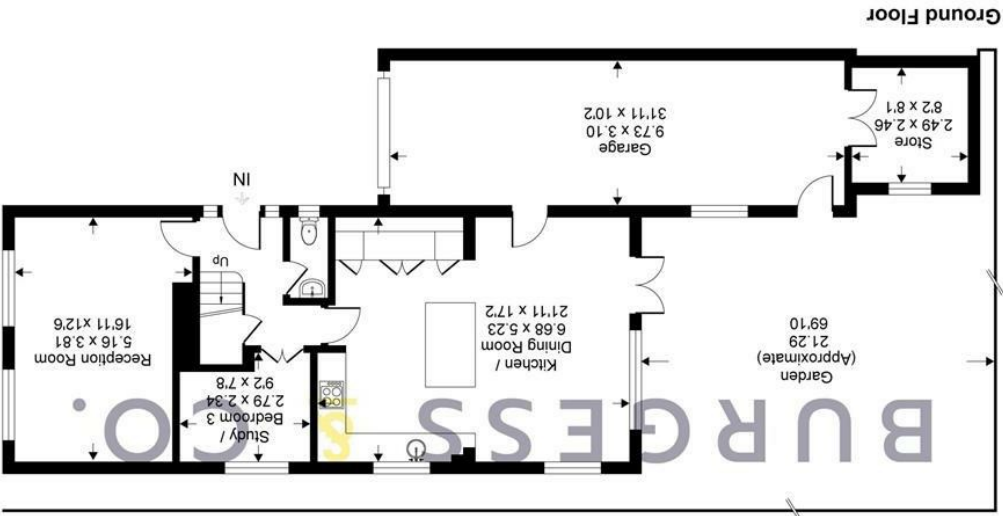




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Approximate Gross Internal Area = 162 sq m / 1745 sq ft
(excludes restricted head height & includes garage)



BURGESS & CO.
01424 222255

32 Park Shaw, Sedlescombe, TN33 0PP

£525,000 Freehold



Burgess & Co are delighted to bring to the market this bright and spacious three bedroom detached chalet style house. Ideally positioned in a semi rural location at the end of a quiet and peaceful Cul-de-Sac, in the highly sought after village of Sedlescombe being within a short drive of the historic coastal town of Hastings with its array of shops, restaurants, mainline railway station and seafront. The property is arranged to provide an impressive & beautifully fitted kitchen with open plan dining space, a large lounge, a ground floor bedroom and cloakroom. To the first floor there are two double bedrooms (one of which has a vaulted ceiling) with far reaching countryside views, en-suite shower room, an additional room which could be utilised as a dressing room, a modern fitted family shower room and plenty of eaves storage. Further benefits include gas central heating, double glazing, mixture of quality flooring and an immaculate standard of decoration throughout. To the front there is a large driveway providing parking for multiple vehicles leading up to a tandem garage and a good size garden being mainly laid to lawn. The property also boasts a stunning and well presented rear garden, which offers a large patio area, two raised seating areas with a central lawn surrounded by a brick pathway and well stocked borders containing a variety of mature plants, shrubs and trees. Viewings are highly recommended to appreciate this stunning property by vendors sole agents.

Entrance Hall

With radiator, understairs storage cupboard.

Downstairs W.C

With radiator, low level w.c, wash hand basin, double glazed window to the side.

Lounge

16'11 x 12'6

A bright and spacious room with radiator, fitted multi-fuel wood burner, two double glazed windows to the front.

Kitchen/Diner

21'11 x 17'2

Comprising an impressive fitted range of wall & base units to one end of the room, Silestone worksurface with inset sink unit, integrated self cleaning Bosch oven & Bosch combination oven/microwave, inset Bosch gas hob with Bosch extractor hood over, space for fridge/freezer, integrated dishwasher, utility cupboard with space for washing machine, tumble dryer, radiator in kitchen area, two radiators in dining area. Central Island unit leading onto large dining area with ample space for table and chairs. There are two double glazed windows to the side, a further double glazed window & door leading out onto the delightful rear garden.

Bedroom/Study

9'2 x 7'8

With radiator, double glazed window.

First Floor Landing

With radiator, trap hatch to loft, double glazed window with far reaching views.

Bedroom One

17'4 x 11'10

With feature vaulted ceiling, two radiators, double glazed window overlooking the rear garden & further double glazed window to the side.

Dressing Room

With radiator, eaves storage. This room could be reconfigured to provide a further bedroom if required, subject to usual consents.

En-suite Shower Room

Comprising shower cubicle, wash hand basin, mirror over, shaver point, low level wc, half height wooden panelled walls, extractor fan.

Bedroom Two

14'1 x 12'7

With radiator, fitted mirror fronted wardrobe, eaves storage, double glazed windows to the front & side with far reaching countryside views.

Shower Room

With walk-in shower cubicle with digital remote control button at entrance & aqua boarding, vanity unit with wash hand basin, mirror over with touch light & shaver point, low level wc, chrome towel rail, double glazed frosted window to the side.

Outside

To the front is a driveway for several vehicles leading up to a tandem garage with electric up and over door, wall mounted gas boiler and door to additional store room/workshop, there is also a good size garden. To the rear, there is a delightful and well thought

out landscaped garden, comprising area of lawn with feature archway, patio area, various seating areas, greenhouse, as well as well stocked borders containing a variety of mature plants, shrubs and trees.

NB

Council tax band: E

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

