

**RUSH  
WITT &  
WILSON**



**1 Park Shaw, Sedlescombe, East Sussex TN33 0PP**  
**£369,950**



**Rush Witt & Wilson are proud to present to the market this immaculately presented link detached only by the garage bungalow.**

**It is situated in the heart of this quintessential Sussex village within walking distance of the excellent school, doctors surgery, public house and village store. The light and airy accommodation comprises a dual aspect sitting room with log burning stove, kitchen/dining room, three bedrooms and a family bathroom. Outside there is a single garage, parking and delightful private front and rear gardens enjoying a sunny aspect and benefiting further from a detached timber summerhouse/home office ideal for anyone looking to work from home.**

**Within Claverham School catchment area and has scope subject to the necessary planning consents for a loft conversion. Viewings are highly recommended via appointed sole agents Rush Witt & Wilson.**



Property is approached via the driveway with steps leading up to pathway with exterior lighting and a uPvc double glazed door leading into:-

**Entrance Porch**

With coir matting, room for coats and boots and wooden glazed door leading into:-

**Entrance Hall**

Ceiling lighting, airing cupboard and two radiators.

**Sitting Room**

14'1 x 11'9 (4.29m x 3.58m)  
This light and airy room enjoys a dual aspect via double glazed windows to the front and side, double radiator, fireplace housing a wood burning stove on a tiled hearth and with a feature inset log store and ceiling lighting.

**Kitchen/Dining Room**

20'9 x 9'1 to the max (6.32m x 2.77m to the max)  
Fitted with a matching range of wall and base mounted units with complementing wood effect work surface over and inset ceramic sink with mixer tap, attractive tiled surround, space for washing machine, tumble dryer, dishwasher, fridge/freezer and range oven with cooker hood over. Tiled effect laminate flooring, dual aspect double glazed windows to rear and side aspect and uPvc glazed door with garden access, wall mounted gas boiler, inset ceiling lighting and space for dining table.

**Bedroom One**

11' x 11'6 (3.35m x 3.51m)  
Double glazed window to rear aspect, radiator and ceiling lighting.

**Bedroom Two**

12'4 x 8'6 (3.76m x 2.59m)  
Double glazed window to front aspect, radiator and ceiling lighting.

**Bedroom Three**

7'5 x 8'5 (2.26m x 2.57m)  
double glazed window to front aspect, radiator and ceiling lighting.

**Bathroom**

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower attachment, heated towel rail, ceiling lighting, part tiled walls, tiled effect vinyl flooring, double glazed obscured window to rear aspect, and loft hatch access to a part boarded loft.

**Outside**

**Garden**

The gardens wrap round the property to the front side and rear. The front is privately enclosed to hedgerow and neatly laid to lawn enjoying a sunny southerly aspect, with mature flow and shrub planted borders and gated secure access to the rear. Which has a outside tap and steps leading up onto a lawned garden with flower and shrub borders and fence enclosed. A paved seating area is ideally positioned to enjoy the sun through-out the day, with a timber shed and summerhouse.

**Summer House/Home Office**

16'5 x 9'10 (5.00m x 3.00m)  
Accessed via double doors with two windows. power, lighting and internet connection.

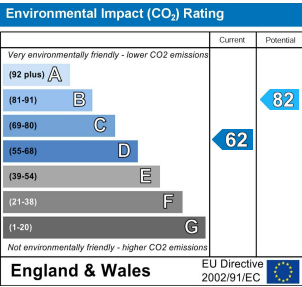
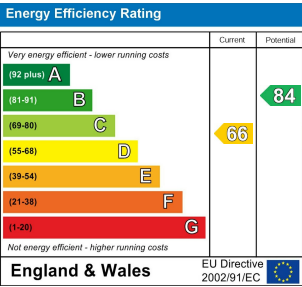
**Single Garage**

8'6 x 15'5 (2.59m x 4.70m)  
With an up and over garage door, power, lighting and window to rear aspect.

**Agents Notes**

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.



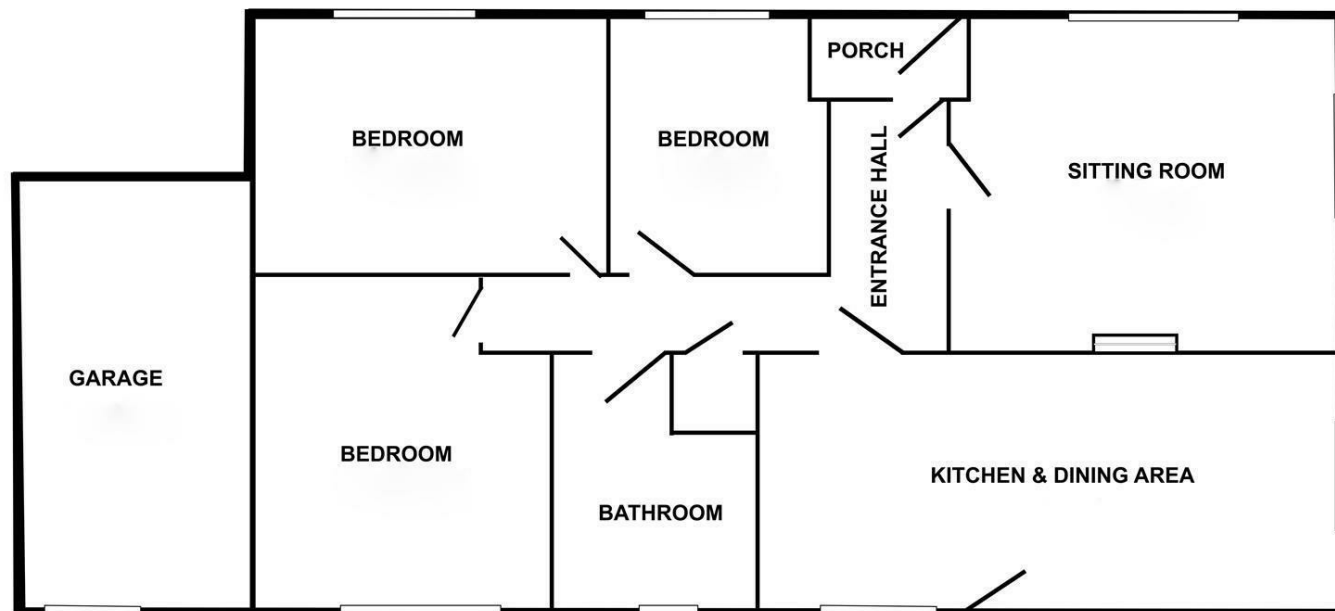
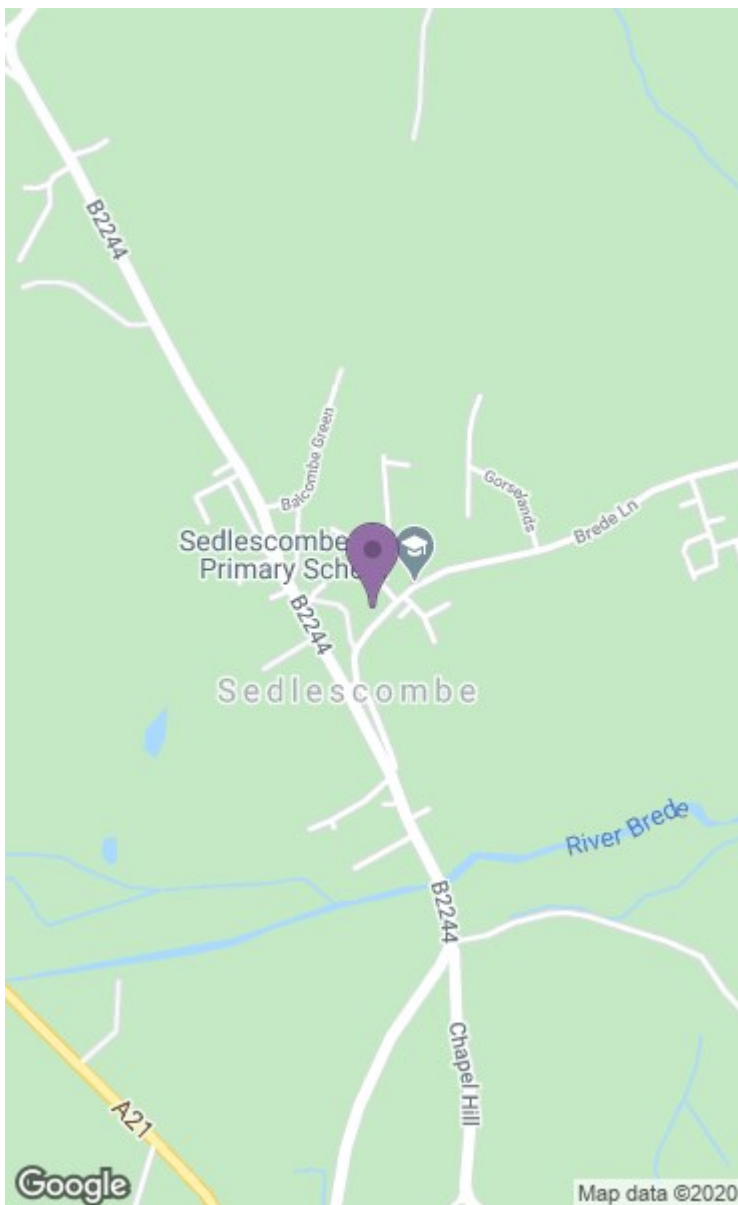












Total approx floor area 89.8m<sup>2</sup> (967 ft<sup>2</sup>)  
All sizes are approx

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**Residential Estate Agents  
Lettings & Property Management**



**88 High Street  
Battle  
TN33 0AQ  
Tel: 01424 774440  
battle@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**