

**RUSH
WITT &
WILSON**



**5 Chapel Hill, Sedlescombe, East Sussex TN33 0QX
Offers In Excess Of £385,000**

FAR REACHING VIEWS

Rush Witt & Wilson are proud to present to the market this extended attractive three bedroom house which boasts a mix of period features and charm, with a modern twist. Incorporating a large extension to the rear offering a large open plan kitchen/dining room with stunning high specification fitted kitchen and full width bi-folding doors.

Located on the edge of the popular village of Sedlescombe this property offers far reaching views of the neighbouring fields and countryside and would suit those seeking a character property in a semi rural location. The village of Sedlescombe includes a primary school, village store, hotel, period Inn and doctors surgery amongst other amenities.

Outside the gardens are standout feature and adjoin fields and farmland. The well established gardens include a variety of flower and plant borders and its extensive frontage includes a block paved patio, pretty lawned area and detached garage with off road parking space.

Viewings come highly recommended via appointed sole agents Rush Witt & Wilson.

Composite front door leading into the following:

Entrance Hallway

Double glazed uPvc window to the side aspect, laid to carpet, radiator, stairs leading to the first floor and doors leading to the following:

Lounge

13'10 x 12'05 (4.22m x 3.78m)

Double glazed uPvc bay window to the front aspect enjoying stunning countryside views, radiator, laid to carpet and feature fireplace.

Open Plan Kitchen Dining Room

combined 20'10 in length (combined 6.35m in length)

This recently extended room, has created a modern open plan kitchen / dining area.

Kitchen

15'00 x 10'05 (4.57m x 3.18m)

Double glazed uPvc door to the side aspect, understairs storage cupboard, door to downstairs WC

The kitchen consists of a range of matching wall and base mounted units with granite worksurfaces over with matching island. Space for range style cooker, integrated Zanussi microwave, inset undercounter sink with mixer tap, integrated whirlpool dishwasher and washing machine.

Dining Area

17'10 x 7'05 (5.44m x 2.26m)

Radiator, two double glazed Velux windows, large full width Bi-Folding doors leading to the rear patio and continuation of the vinyl flooring.

Downstairs WC

Double glazed opaque panelled uPvc window to the side aspect, low level WC, wash hand basin, heated towel rail and continuation of the vinyl flooring.

First Floor

Double glazed uPvc window to the side aspect, laid to carpet with loft hatch access and doors off to the following:

Family Bathroom

Double glazed opaque window to the side aspect, P shaped panelled bath with thermostatic rainfall shower head over, built in storage, vanity unit with inset wash hand basin, low level WC with concealed cistern, heated towel rail and vinyl flooring.

Bedroom One

12'10 x 9'09 (3.91m x 2.97m)

Double glazed uPvc window to the front aspect, radiator, original built in storage cupboard and exposed wood flooring.

Bedroom Two

11'00 into recess x 10'08 (3.35m into recess x 3.25m)

Double glazed uPvc window to the rear aspect, original built in storage cupboard, radiator, feature fireplace and exposed wood flooring.

Bedroom Three

7'08 x 7'05 (2.34m x 2.26m)

Double glazed uPvc window to the front aspect, radiator and exposed wood flooring.

Outside

Gardens

A particular feature of this property is the extensive gardens found both to the front and rear of the property. To the front a large area of lawn with mature well stocked flower borders to either side, with a block paved pathway leading to the front of the property where you will find a further block paved sun terrace.

The the rear a large Indian sandstone patio to the immediate rear of the property with a further area of landscaped and lawned gardens leading to a vegetable garden overlooking the adjoining fields to the rear.

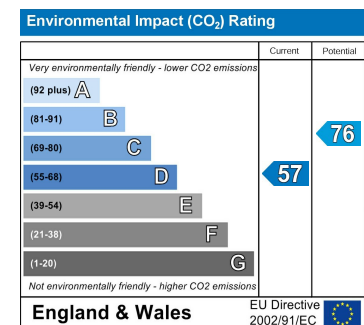
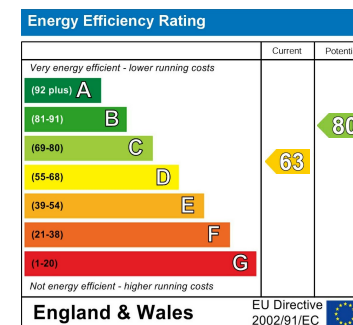
Garage

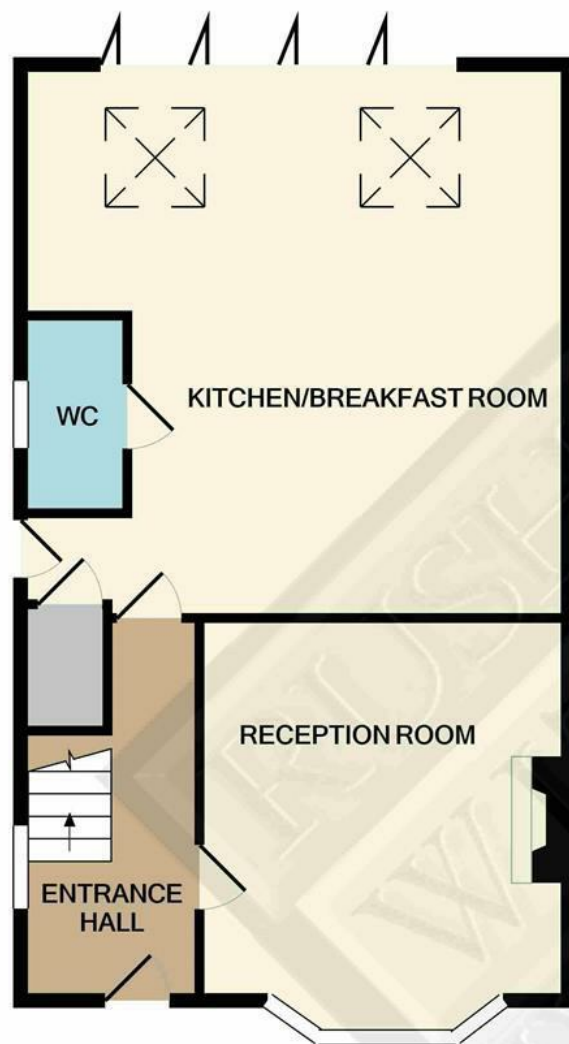
The garage is to the front of the plot with off road parking for one car to the front.

Agents Notes

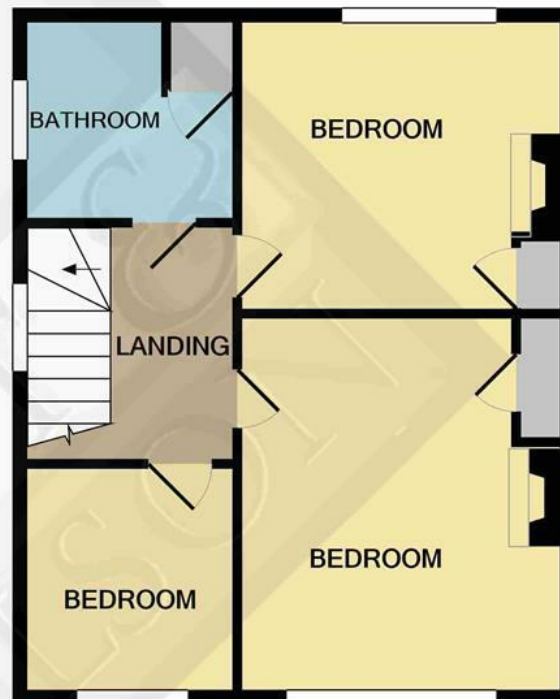
None of the services or appliances mentioned in these sale particulars have been tested.

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.





GROUND FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 984 SQ.FT. (91.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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