

**RUSH
WITT &
WILSON**



1 The Bothy The Street, Sedlescombe, East Sussex TN33 0QQ
Guide Price £300,000 Freehold

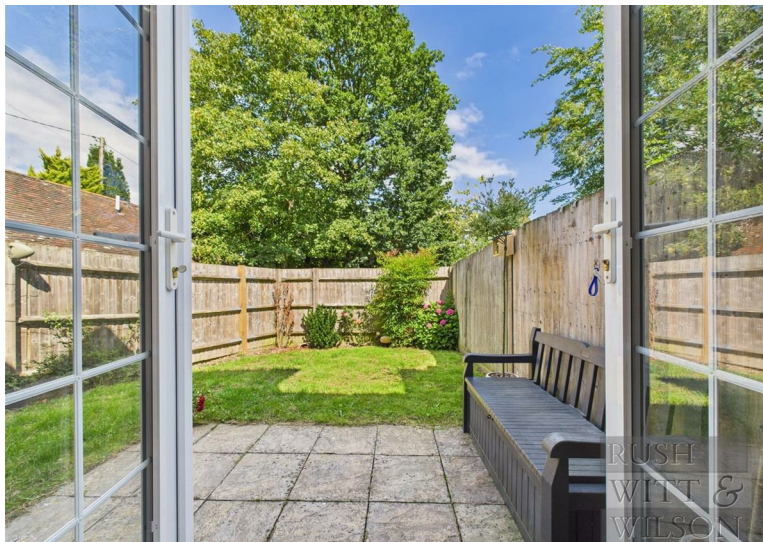
*****GUIDE PRICE £300,000 - £325,000*****

Modern Two Bedroom Semi-Detached Cottage in a Sought-After Sussex Village | Enclosed Garden & Parking

This delightful modern semi-detached cottage is perfectly positioned in the heart of a highly regarded Sussex village, within easy walking distance of the local store/post office, popular pub, hotel, doctor's surgery, and a well-regarded primary school.

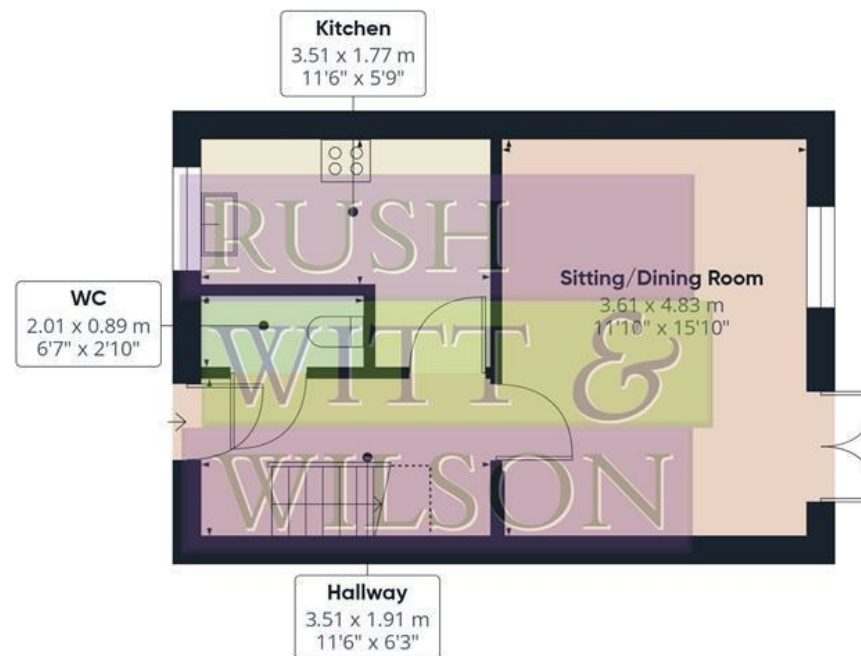
The property offers bright and neutrally decorated accommodation comprising a well-equipped kitchen, spacious sitting/dining room with doors opening onto the garden, a downstairs cloakroom, two double bedrooms, and a stylish bathroom with both bath and separate shower.

Outside, the home enjoys an enclosed rear garden with patio and lawn, off-street parking for at least two vehicles, and a useful timber shed. Ideal for those seeking a well-connected yet peaceful setting.

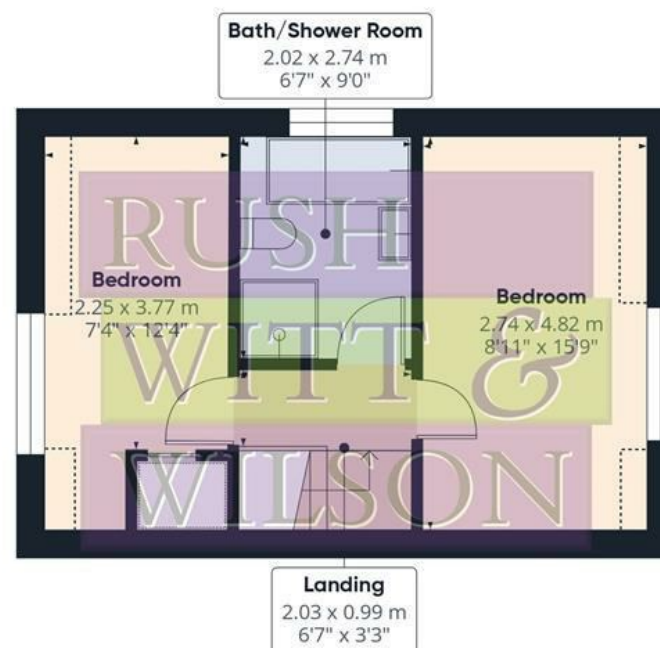








Floor 0



Floor 1

Approximate total area⁽¹⁾

64.8 m²

697 ft²

Reduced headroom

2.7 m²

29 ft²

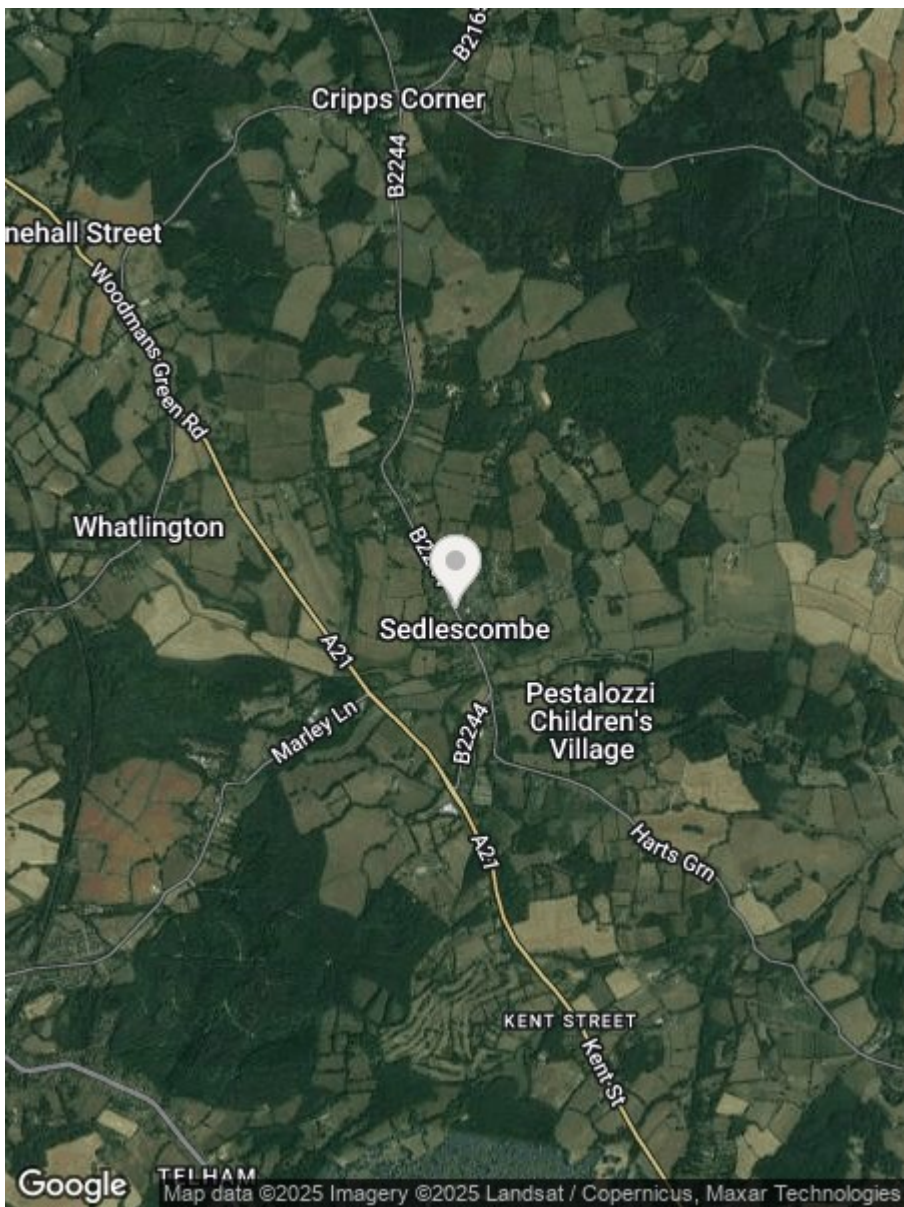
(1) Excluding balconies and terraces


Reduced headroom


Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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.

Council Tax Band – TBC

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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