

**RUSH  
WITT &  
WILSON**



**5 Gregory Walk, Sedlescombe, East Sussex TN33 0QZ  
£425,000**

This extended detached bungalow is ideally located in a quiet close in the heart of this quintessential Sussex village, within walking distance of the village Green and local store.

The property is in need of some updating but does benefit from double glazing and gas central heating. The accommodation comprises two double bedrooms, a large dual aspect sitting/dining room, kitchen/breakfast room, shower room and utility room. Outside is a private rear garden, single garage and off street parking.

\*\*\*Available to the market with no onward chain. \*\*\*

Property approached via block paved driveway leading to uPvc double glazed front door into:-

#### Entrance Porch

Windows to front aspect, ceiling lighting, tiled floor and wooden glazed door into:-

#### Entrance Lobby

Room for coats and boots and wooden glazed door into:-

#### Entrance Hall

Ceiling lighting, radiator and airing cupboard.

#### Sitting/Dining Room

21'70 x 15'88 (6.40m x 4.57m)

Dual aspect via double glazed window to the front and rear, ceiling lighting, two radiator and coal effect electric fire.

#### Kitchen/Breakfast Room

11'55 x 9'98 (3.35m x 2.74m)

Fitted with a matching range of wall and base mounted units with work surface over, single bowl sink with drainer and mixer tap, integral oven and four ring

electric hob with cooker hood over, tiled surround, inset and pendant lighting, radiator, space for breakfast table and double glazed window to rear aspect.

#### Utility Room

8'96 x 5'91 (2.44m x 1.52m)

Ceiling lighting, space for washing machine and tumble dryer, double glazed window to rear aspect and double glazed door with garden access.

#### Bedroom One

10'02 x 10'63 (3.10m x 3.05m)

Double glazed window to front aspect, ceiling lighting and radiator.

#### Bedroom Two

10'02 x 10'63 (3.10m x 3.05m)

Double glazed window to front aspect, ceiling lighting and radiator.

#### Shower Room

Fitted with a concealed low level w.c, vanity wash hand basin with hot and cold taps and storage cupboards beneath, large shower cubicle with electric Mira shower, tiled walls, ceiling lighting, obscured double glazed window to rear aspect, ceiling lighting and heated towel rail.

#### Outside

#### Garage

Single garage.

#### Front Garden/Parking

The front garden is mainly laid to lawn with shrub borders and a block paved driveway providing off street parking and gated side access to the rear.

#### Rear Garden

Is fence enclosed with gated side access, a large raised pond, shrub and flower planted borders, paved

seating area and a decked area currently housing a timber summerhouse and space for greenhouse.

#### 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.

It should also be notes that the land shaded blue is being retained by the sellers and is not included in the sale of the property. Plan shown for illustrative purposes only.





