

RUSH
WITT &
WILSON



3 Chapel Hill, Sedlescombe, East Sussex TN33 0QX
£550,000

This exceptionally well-presented semi-detached house offers a delightful blend of modern living and rural tranquillity. With four spacious bedrooms and two bathrooms, this property is perfect for families seeking comfort and convenience.

As you enter, you are greeted by a practical porch and an inviting entrance hall, complete with a cloakroom and shower. The sitting room features a wood-burning stove and a large picture window, creating a warm and welcoming atmosphere. This space flows seamlessly into the kitchen/dining/ family rooms, all of which boast stunning views over the garden and the picturesque countryside beyond. A dedicated study provides an ideal space for remote work.

The first floor accommodates three bedrooms and a family bathroom, while the top floor is home to a serene master suite. This calming retreat offers dual aspect windows that frame breathtaking views and includes an en-suite shower room for added convenience.

Outside, the property benefits from parking for two vehicles and a single garage. The long lawned garden provides a private setting, while the pretty rear garden features a paved seating area, perfect for enjoying the peaceful surroundings. A gate offers direct access to the neighbouring fields, inviting you to explore the lovely rural walks right at your doorstep.

Located close to an excellent local school and within the Claverham school catchment, this home is also just a short drive from the mainline station, making it an ideal choice for families and commuters alike. This property truly offers a unique opportunity to enjoy a spacious family home in a stunning countryside setting.



Front Garden

The property is approached via steps leading up to a pathway which extends through the long front garden, to the solid wooden entrance door leading into:

Entrance Porch

3'4 x 8'2 (1.02m x 2.49m)

Exposed brick flooring, vaulted ceiling with exposed beams, built in shoe and coats cupboard with shelving and hanging rail, traditional wooden and lead light stain glass door leading through to:

Hallway

12'4 x 6' max (3.76m x 1.83m max)

Double glazed window to side aspect, exposed original wooden floorboards, understairs storage cupboard, radiator, cupboard housing a SHOWER with extractor fan, doors off to the following:

Cloakroom/W/C

2'3 x 4' (0.69m x 1.22m)

Low level wc, corner wash hand basin, tiled floor, extractor fan.

Sitting Room

12'4 x 12'7 (3.76m x 3.84m)

Large double glazed picture window to front aspect that floods the room with natural light enjoying a delightful outlook over the front garden, original exposed wooden flooring, radiator, base mounted alcove storage cupboards to either side of the fireplace, wood burning stove with tiled hearth and wooden mantle, opening leading directly through to:

Kitchen/Dining/Family Room

23'4 x 17'9 narrowing to 11'3 (7.11m x 5.41m narrowing to 3.43m)

Double glazed windows and a set of double glazed French doors to rear enjoying an outlook over the garden with far reaching countryside views beyond. This impressive room is fitted with a cream range of country cottage style wall and base units, complementing granite worksurface with matching upstands and splashback, inset white ceramic butler sink and mixer tap, space for a range oven, space for an American style fridge/freezer, integrated dishwasher, integrated washing machine, slate tiled flooring, ample space for large family dining table and comfortable seating area, two contemporary wall mounted radiators, further radiator, bespoke built in alcove storage cupboards, combination of ceiling, wall and under unit lighting.

Study

Double glazed window to side aspect, radiator.

First Floor

Landing

Double glazed window to side aspect, stairs to second floor, doors off to the following:

Bedroom Three

11'1 x 10'6 (3.38m x 3.20m)

Double glazed window to rear aspect with views over the rear garden and uninterrupted far reaching countryside views, radiator, feature fireplace, alcove shelving storage, attractive picture rail.

Bedroom Two

11'2 x 12'4 (3.40m x 3.76m)

Double glazed window to front aspect with a delightful outlook over the garden and the elevated position affords a view back across the countryside towards Battle, radiator, feature fireplace, picture rail, built in cupboard.

Bedroom Four

7'5 x 7'5 (2.26m x 2.26m)

Double glazed window to front aspect with a delightful outlook over the garden and the elevated position affords a view back across the countryside towards Battle, picture rail, radiator.

Bathroom

6'9 x 7'5 (2.06m x 2.26m)

Double glazed obscure window to side aspect, fitted with a low level wc, pedestal wash hand basin with mixer tap, bath with mixer tap and separate shower attachment, tiled floor, part tiled walls, chrome heated towel rail, extractor fan, airing cupboard housing the recently installed gas fired boiler.

Second Floor

Landing

Double glazed obscure window to side, raised nook seating area, eaves storage space, door leading through to:

Master Bedroom

9'9 x 15'5 (2.97m x 4.70m)

Double aspect via double glazed windows to the rear with a delightful outlook over the rear garden and a fantastic uninterrupted rural views onto the adjoining farmland and

surrounding countryside, large velux to front enjoying an outlook towards Battle, radiator, built in storage cupboards, door leading through to:

En-Suite Shower Room

3'9 x 7'8 (1.14m x 2.34m)

Obscure glazed window to rear aspect, fitted with a low level wc, pedestal wash hand basin with mixer tap, large shower cubicle with mixed rainfall showerhead and hand held attachment, tiled floor, part tiled walls, extractor fan, heated towel rail.

Outside

Rear Garden

Enclosed with closeboard fencing and principally laid to lawn with mature flower and shrub planted borders. A pathway leads to a paved seating area ideally positioned to enjoy the outlook onto the open farmland to the rear, gated access into a small fenced in area which each of the properties has use of by the land owners permission, the land is owned by the Darvels, there is also a right to walk in the field beyond making this an exceptional property with additional space to enjoy the countryside on your doorstep. There is side access for storage and a timber log store and water tap.

Front Garden

The large front garden is mainly laid to lawn with hedgerow borders and a fruit tree with gated side access to the rear.

Driveway & Garage

Off road parking for two vehicles and single garage.

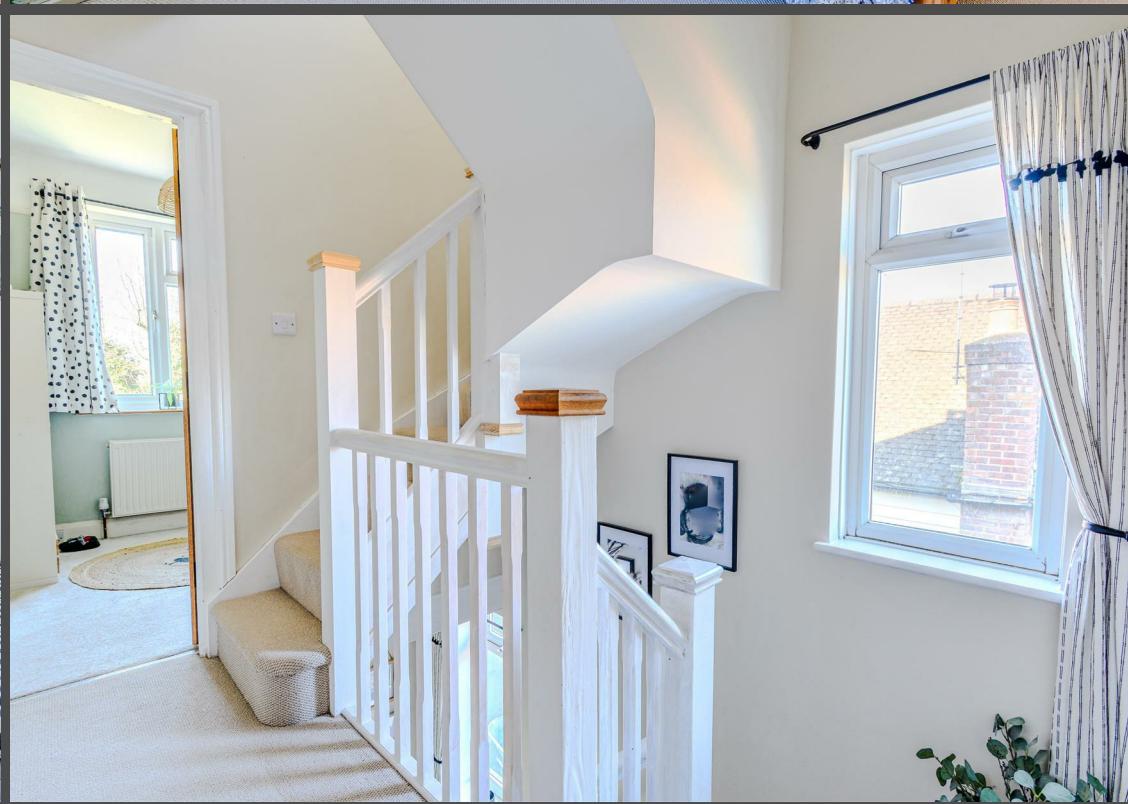
Agents Note

We have been advised by the owners that all the electrics and consumer units have been updated.

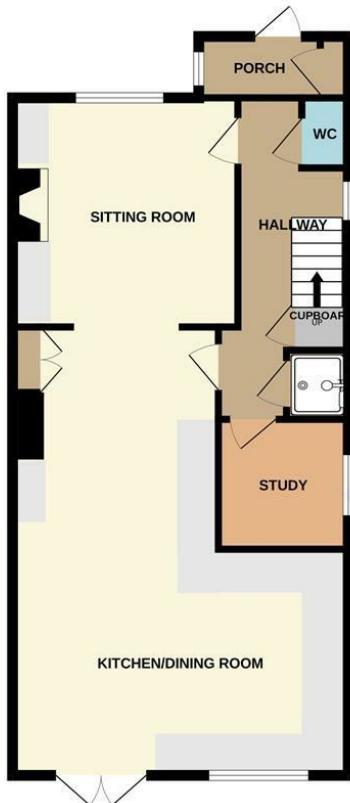
None of the services or appliances mentioned in these sale particulars have been tested.

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 – D



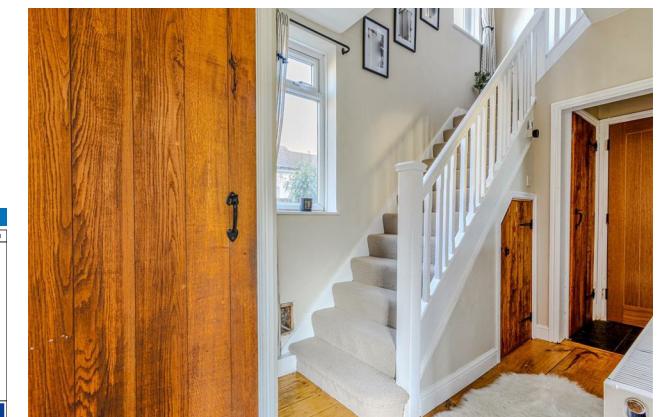
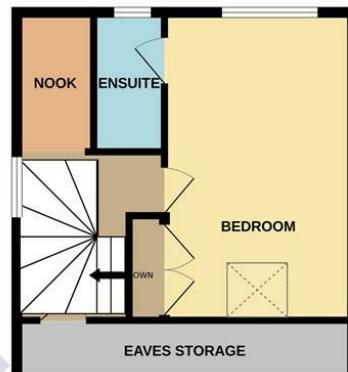
GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



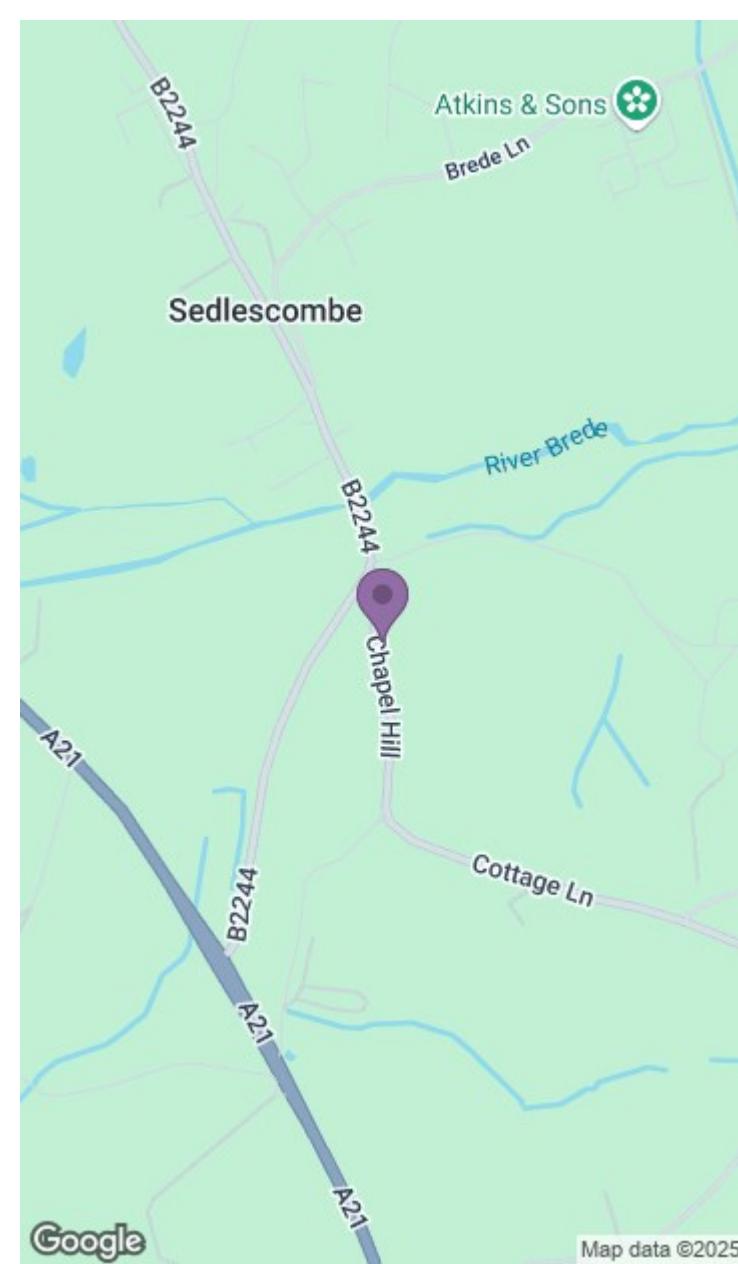
TOTAL FLOOR AREA : 1480 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		82
(81-91) B		68
(70-80) C		
(55-64) 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		
(70-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive	2002/91/EC



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