



ESTATE AGENTS

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Offers In Excess Of £350,000

A THREE BEDROOM SEMI-DETACHED HOUSE located in a SEMI-RURAL quiet lane within the village of Sedlescombe, backing onto fields with FANTASTIC COURTSIDE VIEWS. Offered to the market CHAIN FREE and set back from the road with a LARGE FRONTAGE. A particular feature of the property is its FANTASTIC REAR GARDEN which enjoys COUNTRYSIDE VIEWS.

Offering spacious accommodation throughout comprising a generous entrance hallway, lounge, KITCHEN-DINER providing access to the rear garden, first floor landing, THREE BEDROOMS and a SHOWER ROOM.

Located within the sought-after SEMI-RURAL VILLAGE of Sedlescombe, within easy reach of local schooling in addition to the A21 and the historic town of Battle. The property is considered ideal for those looking for a HOME TO IMPROVE.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to first floor accommodation, double glazed window to side aspect, radiator, picture rail.

LOUNGE

12'5 x 12'5 (3.78m x 3.78m)

Double glazed bay window to front aspect, fireplace, picture rail, radiator.

KITCHEN-DINER

18'10 max x 10'5 max (5.74m max x 3.18m max)

Spacious dual aspect room with double glazed windows to side and rear aspects overlooking the garden, door to side aspect, fireplace, storage cupboard built into recess, separate under stairs storage cupboard, picture rail, radiator.

FIRST FLOOR LANDING

Loft hatch, double glazed window to side aspect.

BEDROOM

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

Double glazed window to rear aspect enjoying fantastic countryside views, fireplace, picture rail, storage cupboard built into recess.

BEDROOM

12'10 x 11' max (3.91m x 3.35m max)

Double glazed window to front aspect enjoying pleasant views, fireplace, picture rail, storage cupboard built into recess, radiator.

BEDROOM

7'8 x 7'5 (2.34m x 2.26m)

Double glazed window to front aspect enjoying pleasant views, radiator, picture rail.

SHOWER ROOM

7'4 x 6'10 (2.24m x 2.08m)

Walk in shower with shower screen, wc, wash hand basin, radiator, built in airing cupboard, double glazed window to side aspect.

REAR GARDEN

A particular feature of the property being private and secluded, offering a tranquil space that adjoins woodlands and backs onto fields. The garden enjoys a sunny aspect and has a fairly quiet and peaceful setting. There are fantastic views to the rear over countryside and features a range of mature shrubs, plants and trees in addition to a storage shed and a greenhouse.

OUTSIDE - FRONT

The property is set back from the road and benefits from a large frontage which is predominantly laid to lawn, having a range of mature shrubs and plants, steps from street level and pathway leading to the property.

AGENTS NOTE

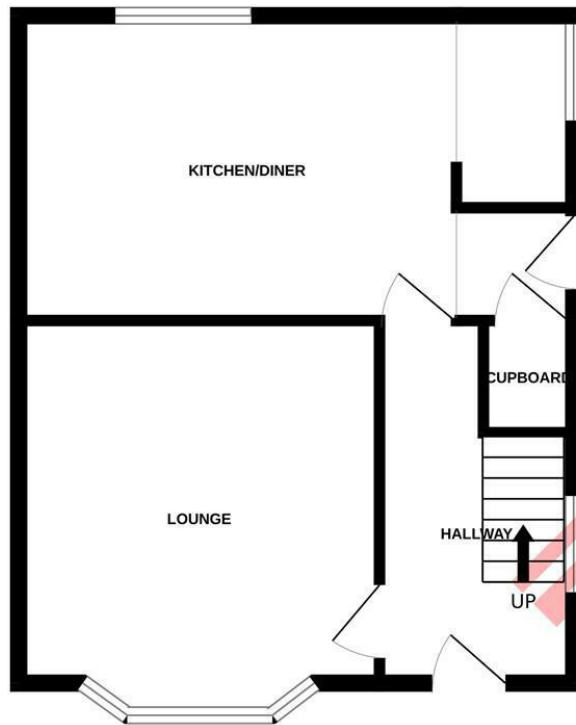
There is an additional strip of land at the end of the garden which is well-defined. This parcel of land is not included within the boundaries of the property, however the vendor has advised that they have a licence to use this area for gardening and leisure use only.



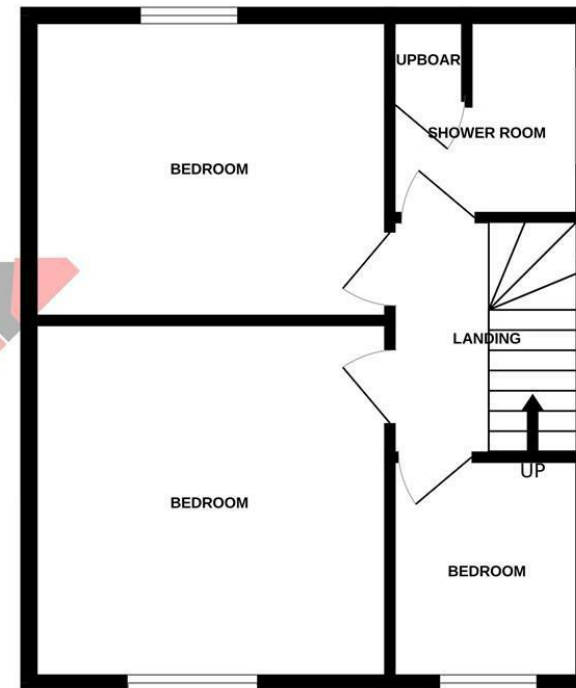




GROUND FLOOR



1ST FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		36	
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	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.