



ESTATE AGENTS

Vanlyn, Tollgate Road, Sedlescombe, TN33 0RH

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Price £560,000

PCM Estate Agents are delighted to present to the market this BEAUTIFULLY RENOVATED FOUR BEDROOM CHALET STYLE BUNGALOW, offering stylish and versatile accommodation throughout, enhanced by double glazing and gas central heating.

The property welcomes you via a spacious reception hall, leading through to a STUNNING CONTEMPORARY KITCHEN thoughtfully designed with a range of INTEGRATED APPLIANCES, elegant QUARTZ WORKTOPS, and ample space for dining. Sliding doors open directly onto the rear garden, seamlessly blending INDOOR & OUTDOOR LIVING, ideal for both relaxed family life and entertaining guests. The DUAL ASPECT LIVING ROOM enjoys an abundance of natural light, creating a wonderfully bright and inviting atmosphere, whilst an additional VERSATILE GROUND FLOOR ROOM offers flexibility as either a bedroom, home office or further reception space. To the first floor, the property boasts THREE GENEROUSLY PROPORTIONED DOUBLE BEDROOMS, including a principal bedroom with EN-SUITE facilities, alongside a well-appointed family bathroom.

Externally, the home continues to impress with a SHARED DRIVEWAY providing OFF ROAD PARKING for multiple vehicles and access to an INTEGRAL GARAGE with electric door. The REAR GARDEN has been designed with entertaining in mind, featuring a substantial patio area perfect for outdoor dining, which extends onto a BEAUTIFULLY MAINTAINED LAWNED GARDEN.

Ideally positioned on the outskirts of the sought-after village of Sedlescombe, the property enjoys convenient access to both Battle town centre and Hastings, combining a semi-rural lifestyle with excellent local amenities and transport links nearby.

Early viewing is highly recommended, please contact the owners' agents to arrange your appointment.

PRIVATE FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

LED inset ceiling spotlights, storage alcove for coats and shoes, shelving,

radiator, double glazed window to rear aspect, stairs rising to the first floor, doors to:

CLOAKROOM

Low level dual flush wc, wash hand basin, LED inset ceiling spotlights.

LOUNGE

16'9 x 14'1 (5.11m x 4.29m)

Radiator, two double glazed windows to front aspect overlooking the front garden.

KITCHEN-DINING ROOM

26' x 15'1 (7.92m x 4.60m)

Newly fitted and comprising a range of eye and base level units with ample countertop space, five ring gas hob, eye level electric double oven, integrated fridge freezer, space and plumbing for washing machine, integrated dishwasher, inset sink with mixer tap, breakfast bar/island with additional seating space and base level cupboards, radiator, under stairs storage cupboards, inset LED spotlights, tiled flooring, sliding double glazed doors opening to the rear garden.

BEDROOM FOUR/ RECEPTION ROOM

15'8 x 10'4 (4.78m x 3.15m)

Radiator, double glazed window to rear aspect.

FIRST FLOOR LANDING

Double glazed Velux window, doors to:

BEDROOM

13'9 max x 13'5 max (4.19m max x 4.09m max)

Radiator, double glazed Velux window to rear aspect, door to:

EN-SUITE SHOWER ROOM

Walk-in shower cubicle with waterfall style shower head, wash hand basin with mixer tap and storage beneath, dual flush wc, tiled flooring, double glazed Velux window to rear aspect.

BEDROOM

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14'1 max narrowing to 8'7 x 12'1 max (4.29m max narrowing to 2.62m x 3.68m max)
Radiator, double glazed window to front aspect.

BEDROOM

12'3 max x 12'9 max (3.73m max x 3.89m max)
Radiator, double glazed Velux window to rear aspect.

FAMILY BATHROOM

Freestanding bath with mixer tap, separate shower cubicle with waterfall style shower head, wash hand basin with vanity mirror above, low level dual flush wc, part tiled walls, tiled flooring, radiator, chrome heated towel rail, frosted double glazed window to front aspect.

OUTSIDE - FRONT

Shared driveway with neighbouring property, leading to a large area of off road parking, planted boundaries and hedged borders, area of lawn and side access to the rear garden.

GARAGE

Electric up and over door with power and lighting.

REAR GARDEN

Large area of patio, perfect for dining and entertaining, good sized area of lawn, raised planted borders, fenced boundaries.

AGENTS NOTE

The property has a sewage plant to the front. which was renewed approximately 6 years ago.

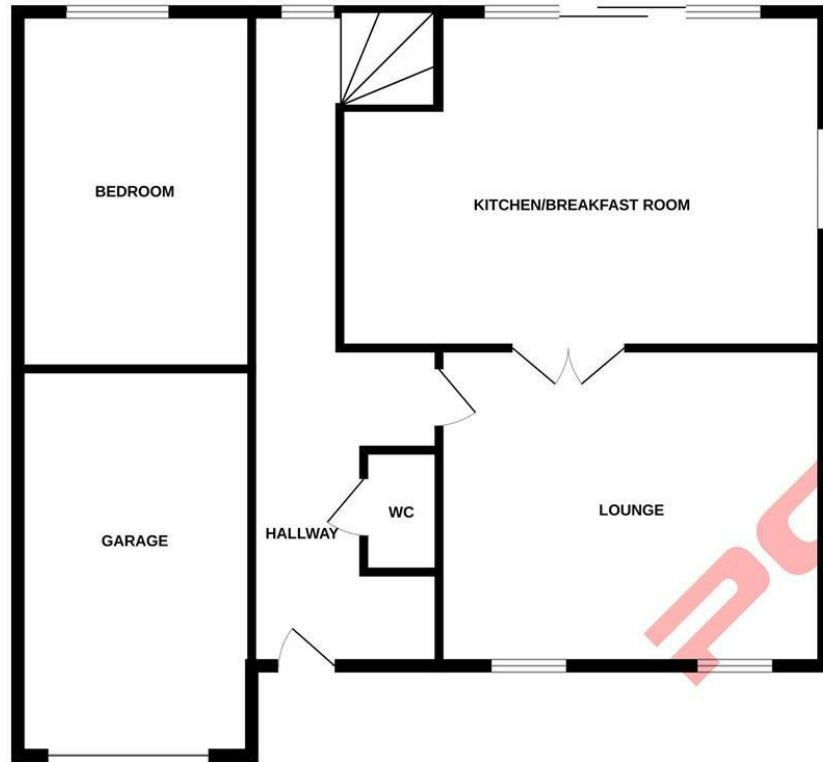
Council Tax Band: D



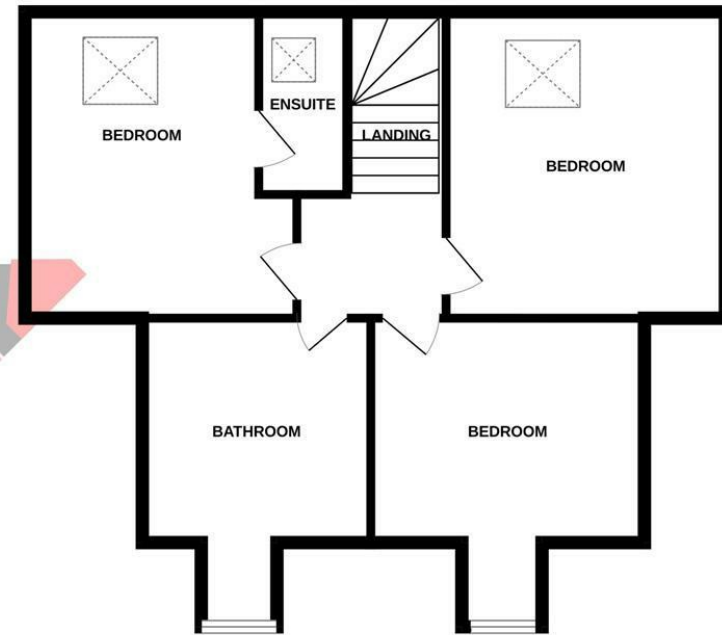




GROUND FLOOR



1ST FLOOR



PCM ESTATE AGENTS



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			
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.