



**Tollgate Road
Sedlescombe, East Sussex TN33 0RH**

£655,000 Freehold

**Wyatt
Hughes**
Residential Sales

Tollgate Road, Sedlescombe, East Sussex TN33 0RH

****Charming Detached Home with Large Garage & Workshop in a Desirable Village Location****

Detached home with a large detached garage and workshop. Front and back gardens. Good size drive. Village location with easy access to the A21 and a short drive to the train station and coast. Ample parking for up to 6 cars.

This detached house on Tollgate Road in Sedlescombe presents a harmonious blend of character and practicality. The top bedroom is notable for its under-eaves storage, two Velux windows, and wooden beam features, creating an inviting and unique space. On the ground floor, there is a versatile room that can serve as either a study or an additional bedroom, complete with a window and storage space.

Nestled in a sought-after village setting, this delightful ****detached home**** offers an excellent combination of space, convenience, and potential. Boasting a ****large detached garage and workshop****, this property is ideal for those needing extra storage, a home business setup, or a hobby space.

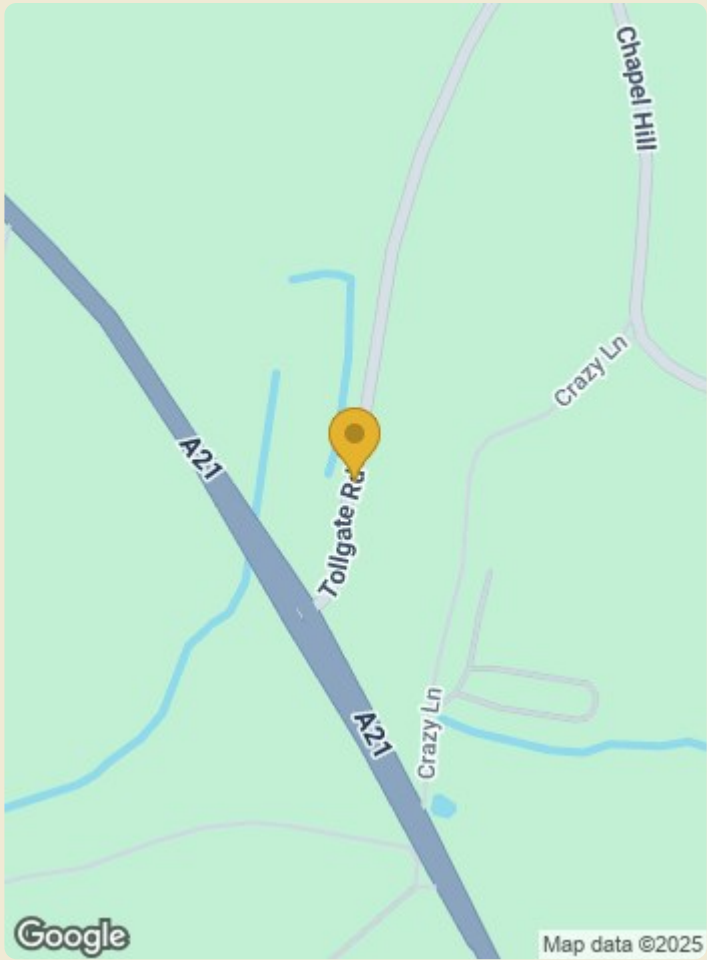
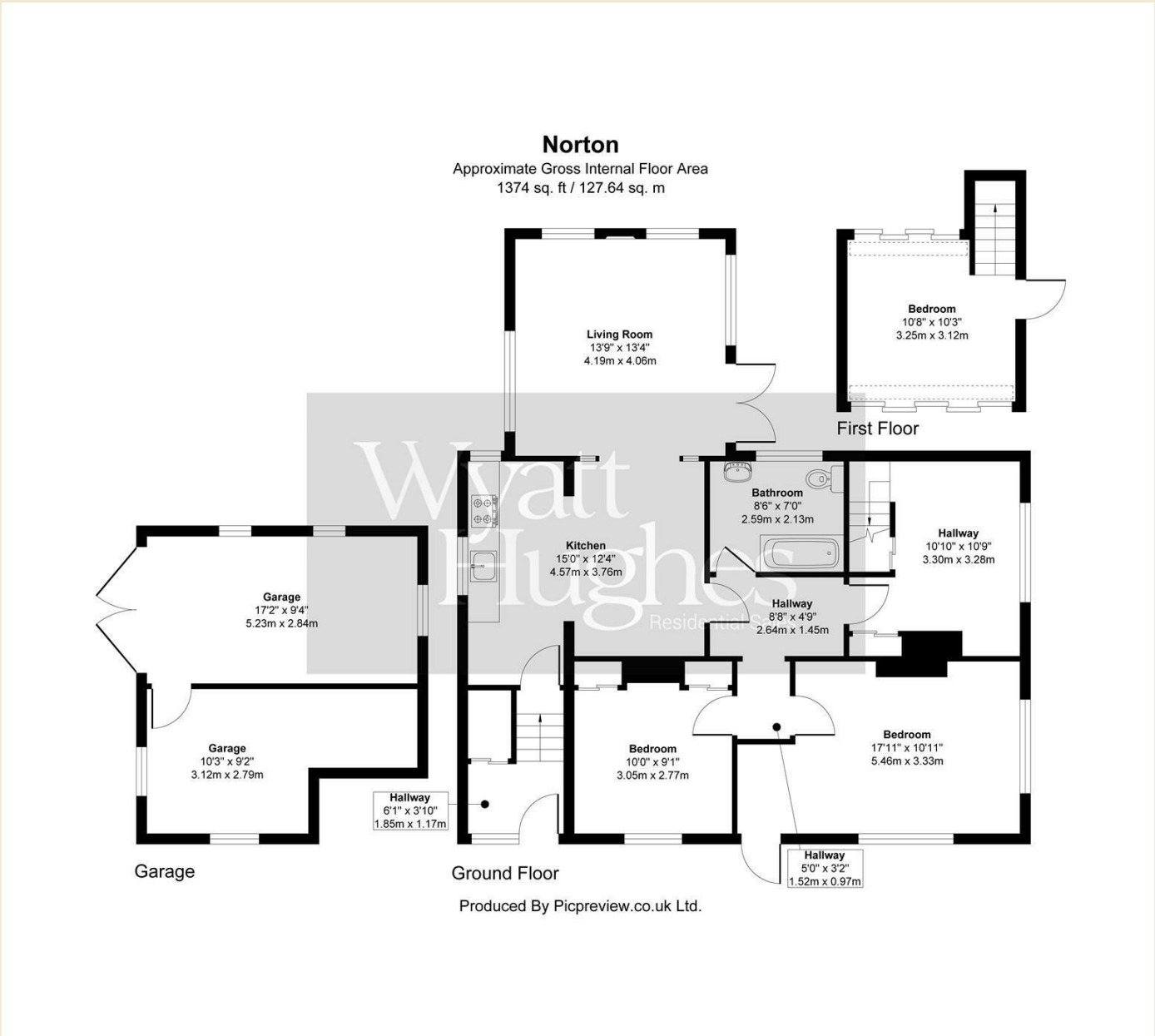
The property benefits from ****front and rear gardens****, providing a wonderful outdoor environment for relaxation, gardening, or entertaining. A ****good-sized driveway**** offers ****ample parking for up to six cars****, making it perfect for families or those who frequently host guests.

Situated in a prime location, this home offers easy access to the A21, ensuring seamless connectivity to nearby towns and cities. For commuters, the train station is just a short drive away, providing direct routes into London and beyond. Additionally, the beautiful coastal towns are within easy reach, offering the perfect escape for weekend strolls along the beach or seaside dining.

This property presents a fantastic opportunity for those looking to put their own stamp on a home, with plenty of potential to modernize and enhance. Whether you're seeking a family home, a property with excellent work-from-home facilities, or a peaceful village retreat with great transport link.

- EPC D
- Three bed detached home
- Features both front and back gardens, along with a large detached garage and workshop
- Village setting with easy access to the A21, close to local train stations, and just a short drive to the coast
- Features triple aspect doors opening onto decking, creating a seamless indoor-outdoor living experience
- Council Tax D
- Good-sized driveway with parking capacity for up to 6 cars,
- Walking distance to local shops, services, and well-regarded Sedlescombe Primary School, surrounded by walking trails and scenic countryside
- Decking accessible from the living room and main bedroom, ideal for relaxation or entertaining
- Main bedroom with double aspect windows, direct access to decking, and built-in storage; additional spacious bedroom also includes built-in storage





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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

