

The Green, Sedlescombe, Battle, East Sussex,
TN33 0QA

 **SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



Mixed Use Investment – Available For Sale

Key Features

- Rental income of £17,500 per annum from commercial element
- Mixed use investment
- Beautifully presented
- Planning permission for further expansion. Ref. RR/2023/1584/P.
- 3-4 Bedroom House
- Post Office/Village Shop

Description

Investment Opportunity – Grade II Listed Three – Four Bedroom House with income generating Village Shop and Post Office. Passing rent of £17,500 per annum for the commercial element.

Accommodation

The property comprises a Grade II listed property with Village Shop & Post Office and attractive 3-4 bedroom house with car port. The accommodation is laid across ground, first and second floor.

Area	Sq M	Sq Ft
Residential GF GIA	38.53	415
Residential FF GIA	72.83	784
Residential SF GIA	53.58	577
Commercial GF NIA	96.11	1,035
Total	2,737	254.27



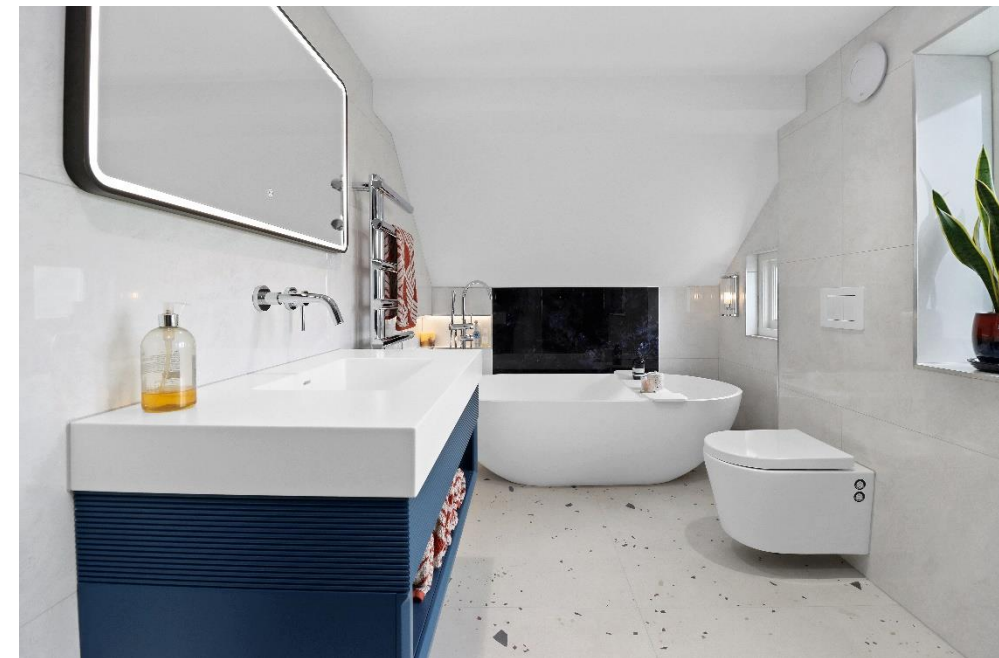
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Accommodation Comprises: The property is accessed from the rear of the Green with entrance door opening to a entrance hallway which leads to a kitchen with a part panelled part exposed timber vaulted ceiling, tiled flooring, fitted kitchen cabinets and a fitted oven gas fired AGA. There is a double aspect dining room/garden room accessed off the kitchen. This benefits from a vaulted exposed timber ceiling. The first floor is accessed from the entrance hallway via a staircase.

The first floor comprises a large living space which features a cast iron fireplace and exposed timbers, there is also a secondary staircase which leads upstairs. There is a well proportioned bedroom at the front of the property with views over the Green. There is also a large family bathroom with a composite centre bath with free-standing taps and shower attachment, there is a vanity sink with mixer tap and wet room shower area with glazed screen, fixed and handheld shower attachments and underfloor heating. There is a main staircase which leads for the second floor.

The second floor comprises a principle bedroom with three fitted wardrobes. There is a further shower room benefitting from underfloor heating, herringbone tiled walls and fixed and handheld shower attachments, wet-room shower area with glazed screen, vanity sink with circular sink, concealed cistern WC and heated towel rail. There is a further double bedroom with vaulted exposed timber ceiling, then a further bedroom/study accessed from connecting door from the third bedroom, also benefitting from a separate access from the living room.

Externally the property benefits from a driveway with car port, there is a right of way across for a neighbouring property. There is a gate which leads to a rear garden that is laid to lawn and fence enclosed.



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Rateable Value/Council Tax

Council Tax Band – E

Planning

The property benefits from planning consent for the extension of the kitchen area and the demolition of the existing car port and reconstruction of garaging and gym/home office in marginally different location. Planning Ref. RR/2023/1584/P.

Terms

£795,000 for the freehold

There is an occupational lease for the ground floor retail unit at the front of the property. The lease is a term of 15 years from 15th August 2017 with a passing rent of £17,500 pa subject to 5 yearly RPI linked rent reviews. Further details available upon request.

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Awaited

Legal Costs

Each side to bear its own legal and professional costs



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Location

The property is located on the Green in the idyllic village of Sedlescombe in the Rother district of East Sussex, England. The village is on the B2244 road about 6 miles north of Hastings. The parish is in the High Weald Area of Outstanding Natural Beauty.

Sedlescombe benefits from a highly rated primary school within walking distance of the property. The village exudes a charming, welcoming ambience, with a village green, complete with duck pond providing a quintessentially English village experience.

For all Viewings and Enquiries contact:



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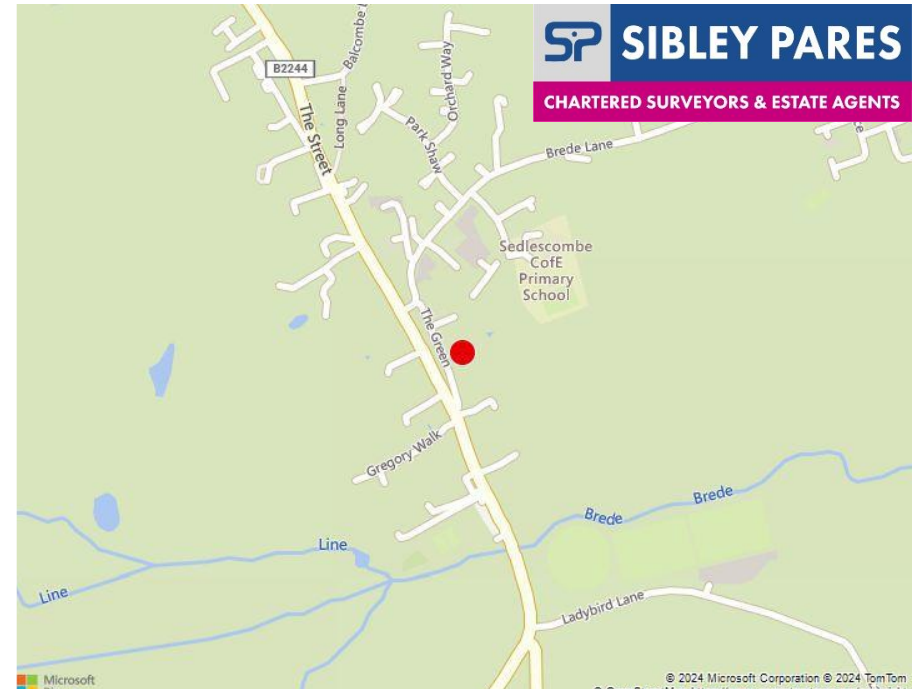
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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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