



Tollgate Road, Sedlescombe, TN33

£700,000

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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.



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Key Features

- Offers a unique blend of character and modern amenities, nestled in the heart of Sedlescombe
- Features both front and back gardens, along with a large detached garage and workshop, perfect for storage or hobbies
- Good-sized driveway with parking capacity for up to 6 cars, ideal for families or hosting guests
- Village setting with easy access to the A21, close to local train stations, and just a short drive to the coast
- Includes a top bedroom with under-eaves storage, wooden beam features, and two Velux windows, plus a ground-floor room suitable as a study or additional bedroom
- Comes with white cupboards and drawers, double aspect windows, and space for appliances
- Features triple aspect doors opening onto decking, creating a seamless indoor-outdoor living experience
- Main bedroom with double aspect windows, direct access to decking, and built-in storage; additional spacious bedroom also includes built-in storage





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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.

The entrance hallway welcomes you with a laminate wood-effect floor, providing a warm introduction to the home. The bathroom is accessible from the hallway and includes a towel radiator, tiled floor, window, bath with shower above, fully tiled walls, and a panelled ceiling. The main bedroom benefits from double aspect windows and direct access to decking, along with built-in storage for convenience. The third bedroom is also spacious and includes built-in storage.

The kitchen is well-appointed with a range of white cupboards and drawers, double aspect windows, and space for white goods. The living room is bright and airy due to its triple aspect doors that open onto the decking area, creating an ideal space for entertaining guests or enjoying quiet evenings at home. Stairs lead down to a porch area with a large cupboard that currently houses a fridge freezer but could be converted into a cloakroom if desired.



Externally, the property features decking accessible from both the living room and main bedroom, providing additional outdoor living space. The garden area offers ample room for gardening enthusiasts or those who enjoy spending time outdoors. Close to local amenities and well-regarded schools such as Sedlescombe Primary School.

Sedlescombe itself is known for its charming village atmosphere and close-knit community. Local shops and services are within easy reach, ensuring day-to-day conveniences are met without hassle. For those who enjoy outdoor activities, the surrounding countryside offers numerous walking trails and scenic spots perfect for weekend outings.

Transport links are also convenient, with nearby routes connecting to larger towns and cities for commuting or leisure trips. This distinguished residence offers distinctive features and ample living space in a desirable location. Act now to secure this exceptional property.



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Approximate total area⁽¹⁾	
1373.82 ft ²	127.63 m ²
Reduced headroom	
41.01 ft ²	3.81 m ²
(1) Excluding balconies and terraces	
Reduced headroom (below 1.5m/4.92ft)	
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.	
GIRAFFE360	



Tenure Type: Freehold
Council Tax Band:
Council Authority:

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