



AS

ASHTON STRIPP

Norton Tollgate Road, Sedlescombe

£685,000



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Norton Tollgate Road

Sedlescombe, Battle

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 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
- Decking accessible from the living room and main bedroom, ideal for relaxation or entertaining
- Walking distance to local shops, services, and well-regarded Sedlescombe Primary School, surrounded by walking trails and scenic countryside





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.

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, large amount of counterspace. double aspect windows, and space for white goods. Tiled flooring. The living room is bright and airy due to its double aspect and 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. With numerous walks on your step, a popular pub, hotel and village shop/post office. Easy access to the A21 and the mainline stations of Battle and Robertsbridge are a short distance. A short drive to Hastings for the coast with the historical two of Rye around 20 minutes away by car.



Floor 0 Building 1



Floor 1 Building 1

Approximate total area[®]
1373.62 ft²
127.63 m²

Reduced headroom
41.01 ft²
3.81 m²

(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.

GRAFFI 360



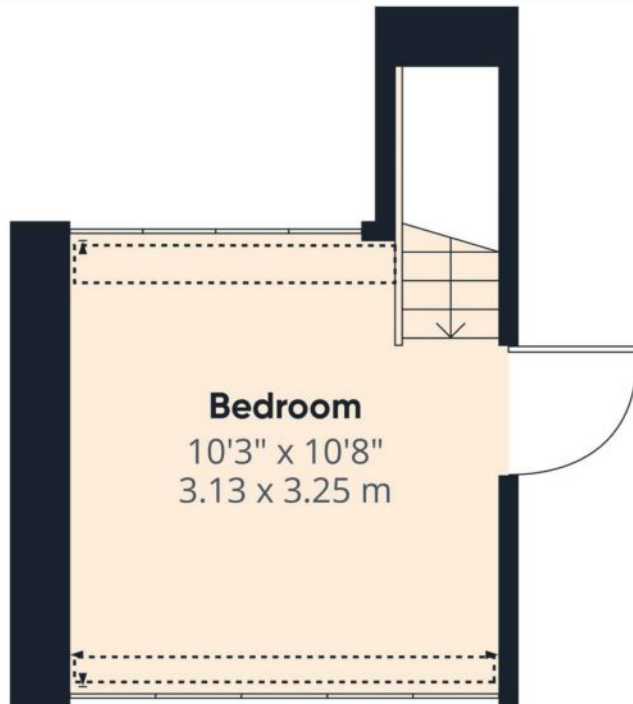
Floor 0 Building 1

Approximate total area[®]
983.54 ft²
91.37 m²

(1) Excluding balconies and terraces

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GRAFFI 360



Floor 1 Building 1

Approximate total area[®]
101.52 ft²
9.43 m²

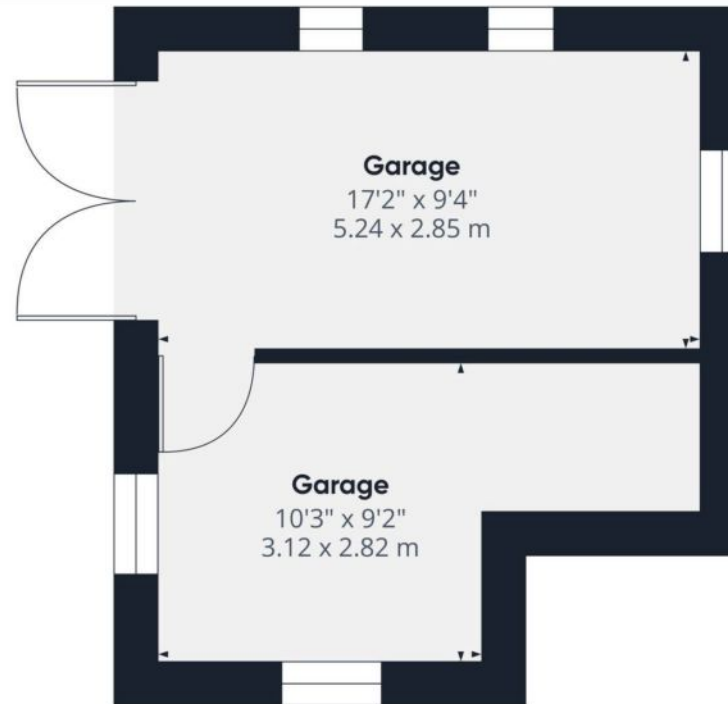
Reduced headroom
41.01 ft²
3.81 m²

(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.

GRAFFI 360



Floor 0 Building 2

Approximate total area[®]
288.76 ft²
26.83 m²