



AS

ASHTON STRIPP

47 Gorselands, Sedlescombe

£750,000



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47 Gorselands

Sedlescombe, Battle

Council Tax band: E

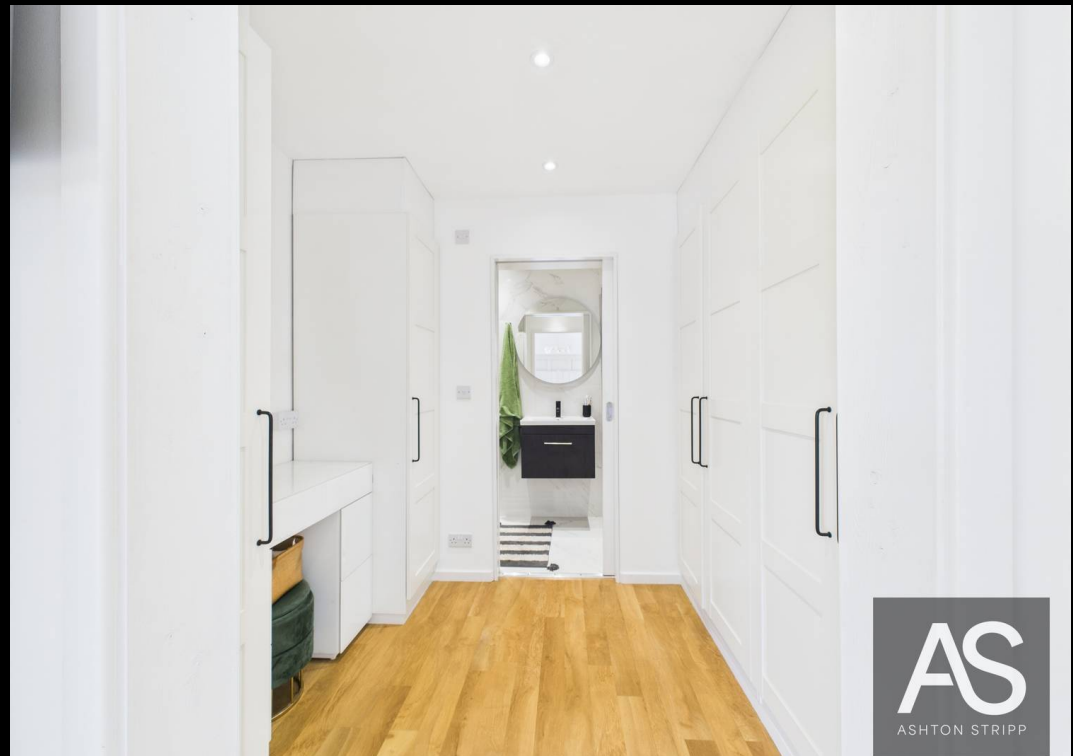
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Open-plan kitchen with composite-effect marble worktops and bifold doors to the garden
- Bright living room with views over rear garden and fields
- Main bedroom with sliding doors onto private decking and walk-in wardrobe
- Stylish family bathroom with bath and rainfall shower
- Utility room with outside door and space for white goods
- Underfloor heating in kitchen for year-round comfort
- Decorative wall moulding on staircase for added character
- Rear garden with patio, decking, and lawn — ideal for entertaining
- Peaceful setting with easy access to local schools and transport
- Four double bedrooms, two with en suite shower rooms







As you arrive, a useful porch welcomes you in, leading through to a spacious hallway with sleek laminate flooring and a warm, inviting feel. On your left, there's a comfortable ground-floor double bedroom overlooking the front, ideal as a guest room or flexible home office.

Moving through the hall, you reach the heart of the home — a contemporary kitchen where composite-effect marble worktops, an induction hob, integrated dishwasher, and space for fridge-freezer and oven-grill come together beneath subtle spotlights. Bifold doors open wide onto the garden, blending indoor and outdoor spaces perfectly for entertaining or relaxed family meals. Just off the kitchen, a practical utility room offers plumbing for white goods, a radiator, and its own door to the outside — ideal for keeping household tasks tucked away. There's also a separate WC for added convenience.

The living room is a bright, double-aspect space, with windows framing views across the rear garden and the open fields beyond — a wonderful backdrop for both everyday living and special occasions.

Off the main hallway, you'll find the main bedroom — a true retreat — with sliding doors that open onto decking, perfect for a quiet coffee or glass of wine as the sun sets. The bedroom features laminate flooring, a generous walk-in wardrobe, and a sleek en-suite shower room with black fittings for a modern edge.

Head upstairs via the staircase where decorative wall moulding adds a stylish touch. A further double bedroom sits at the top of the house, complete with built-in storage and its own en-suite shower room. Velux windows fill the space with natural light, while the part-tiled walls and laminate flooring complete the contemporary look.



The family bathroom is thoughtfully designed with brass effect fittings, a bath, rainfall shower head, and towel radiator, complemented by a smart vanity unit that offers storage without compromising style.

Step outside into the rear garden, where the patio leads naturally from the bifold doors – a perfect spot for al fresco dining or weekend barbecues. The decking outside the main bedroom invites you to enjoy peaceful mornings or relaxed evenings, while the lawn and planting areas offer scope for play, gardening or simply soaking up the fresh air. A gate to the side provides practical access for bikes or bins. The garage has been divided up to make way for the main bedrooms en-suite and still provides a useful area of storage.

Sedlescombe is a picturesque village nestled in the East Sussex countryside, known for its strong sense of community and scenic surroundings.

The area offers a network of peaceful walking trails, including routes along the River Brede and through ancient woodland.

Sedlescombe Church of England Primary School is well-regarded, while older students have access to excellent schools in nearby Battle and surrounding areas.

For commuters, Battle and Robertsbridge station are just a short drive away, offering direct trains to London Charing Cross and Hastings. The A21 provides convenient road links to Tunbridge Wells and the coast.

Council tax band E

Approximate total area⁽¹⁾

1617 ft²
150 m²

Reduced headroom

26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Approximate total area⁽¹⁾

387 ft²
35.9 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Approximate total area⁽¹⁾

1030 ft²
95.6 m²

Reduced headroom

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Approximate total area^(b)

200 ft²
18.5 m²

Reduced headroom

8 ft²
0.8 m²

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