

## 47 Gorselands, Sedlescombe

£750,000 Freehold

A stylish home offering open-plan living, bifold doors to the garden, four double bedrooms (two en suites), and views over fields. Features include a sleek kitchen, utility room, and main bedroom with decking. Perfect blend of indoor-outdoor living.



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This stylish and well-presented home offers contemporary open-plan living, four generous double bedrooms (two with en-suite shower rooms), and attractive views across open fields, creating an excellent balance of modern design and countryside living.

A welcoming entrance porch leads into a spacious hallway with sleek laminate flooring. From here, a comfortable ground-floor double bedroom overlooks the front of the property, ideal for guests, multi-generational living or use as a home office. The heart of the home is the modern kitchen, finished with composite-effect marble worktops, an induction hob, integrated dishwasher, and space for a fridge-freezer and oven-grill, all set beneath subtle spot lighting. Bifold doors open directly onto the garden, creating a seamless indoor-outdoor flow. A practical utility room sits just off the kitchen, providing plumbing for white goods, a radiator and external access, while a separate WC adds convenience.

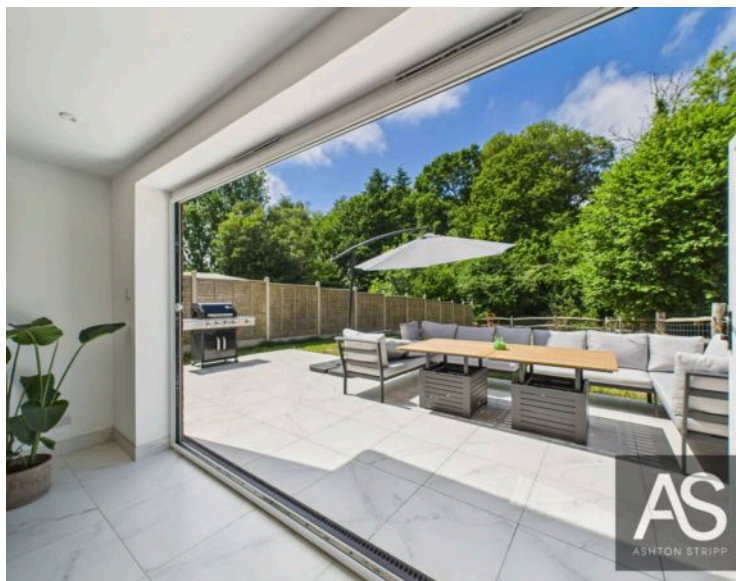
The living room is a bright, double-aspect space with windows framing views over the rear garden and open fields beyond, offering a relaxing setting for both everyday life and entertaining. Also on the ground floor is the principal bedroom, a true retreat featuring sliding doors to a private decked area, a walk-in wardrobe, and a sleek en-suite shower room with contemporary black fittings.

Upstairs, a further double bedroom benefits from built-in storage, Velux windows and its own en-suite shower room, filled with natural light. The family bathroom is stylishly appointed with brass-effect fittings, a bath, rainfall shower head, towel radiator and a smart vanity unit providing useful storage.

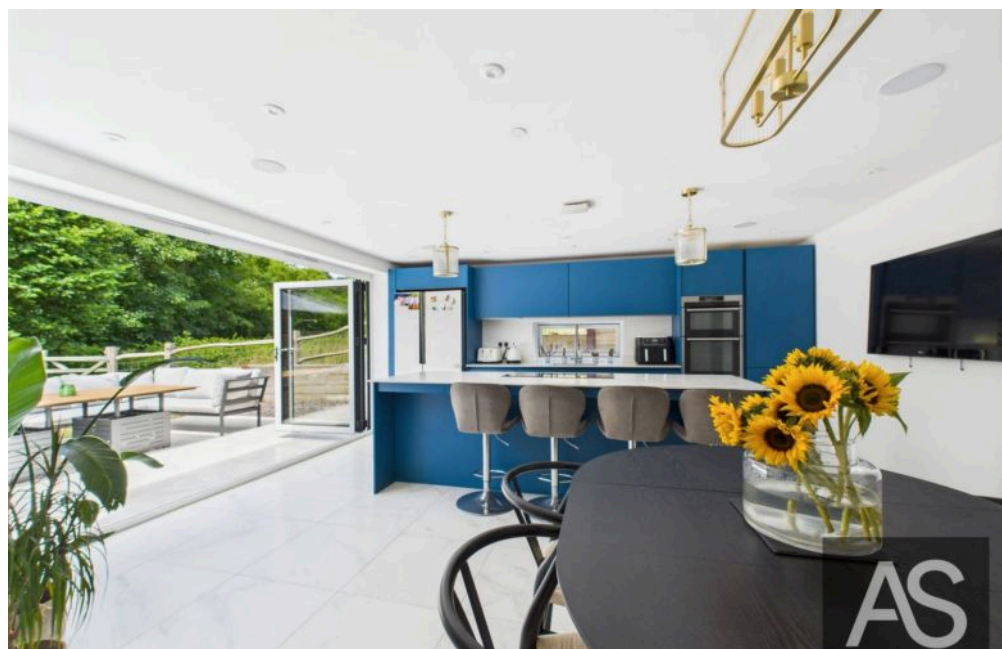
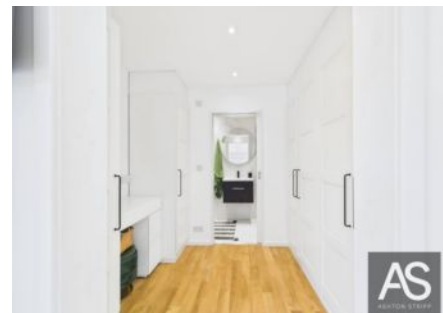
Outside, the rear garden features a patio area ideal for outdoor dining, a decked seating space accessed from the main bedroom, and lawn with planting areas offering flexibility for play, gardening or relaxation. Side access provides practicality for bikes and bins, and the garage has been partially converted to create the en-suite while retaining useful storage.

Set in the picturesque village of Sedlescombe, the property enjoys a strong community atmosphere, scenic countryside walks including routes along the River Brede, and a well-regarded primary school. Battle and Robertsbridge stations are within easy reach, offering direct rail services to London Charing Cross, with good road links via the A21 to Tunbridge Wells and the coast.

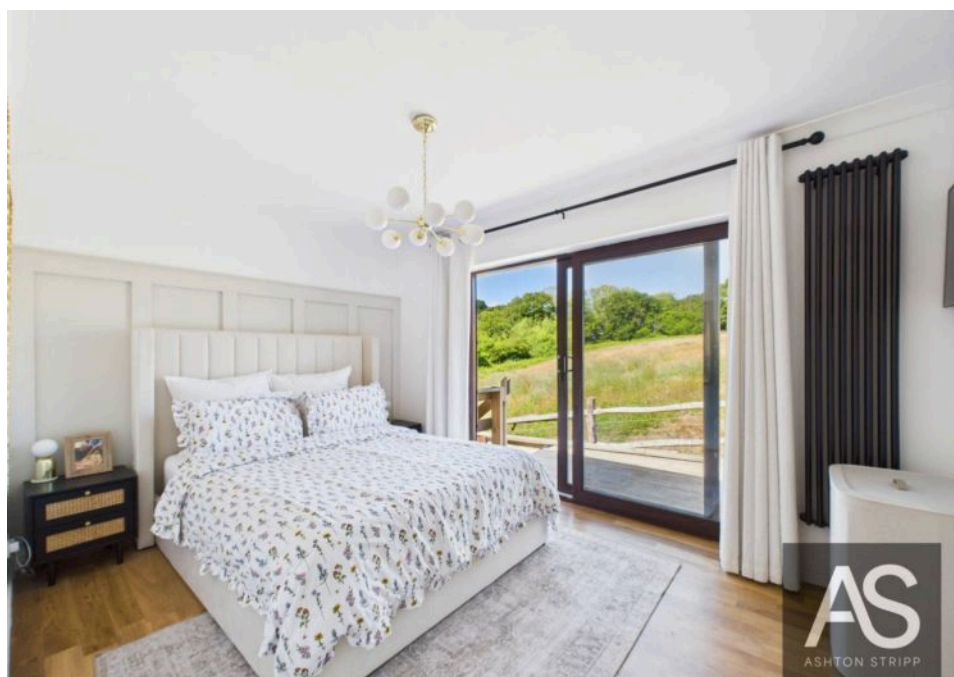
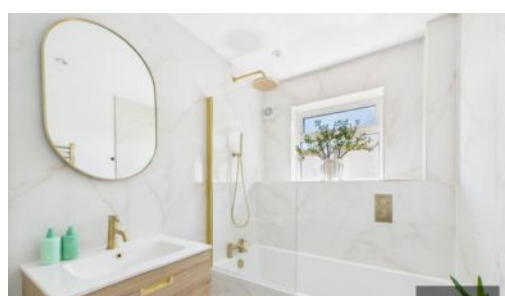
**Council Tax Band: E**



- 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



Gorselands is situated in the sought-after village of Sedlescombe, surrounded by beautiful East Sussex countryside. The village offers a strong community feel, scenic walks, a well-regarded primary school and local amenities, while Battle and Robertsbridge stations are within easy reach for direct London connections.





Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1617 ft<sup>2</sup>  
150 m<sup>2</sup>

Reduced headroom

26 ft<sup>2</sup>  
2.4 m<sup>2</sup>

(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.

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