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Tudor Rose The Street, Sedlescombe

Guide Price £525,000 – £535,000





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## Tudor Rose The Street

Sedlescombe, Battle

Council Tax band: D

Tenure: Freehold

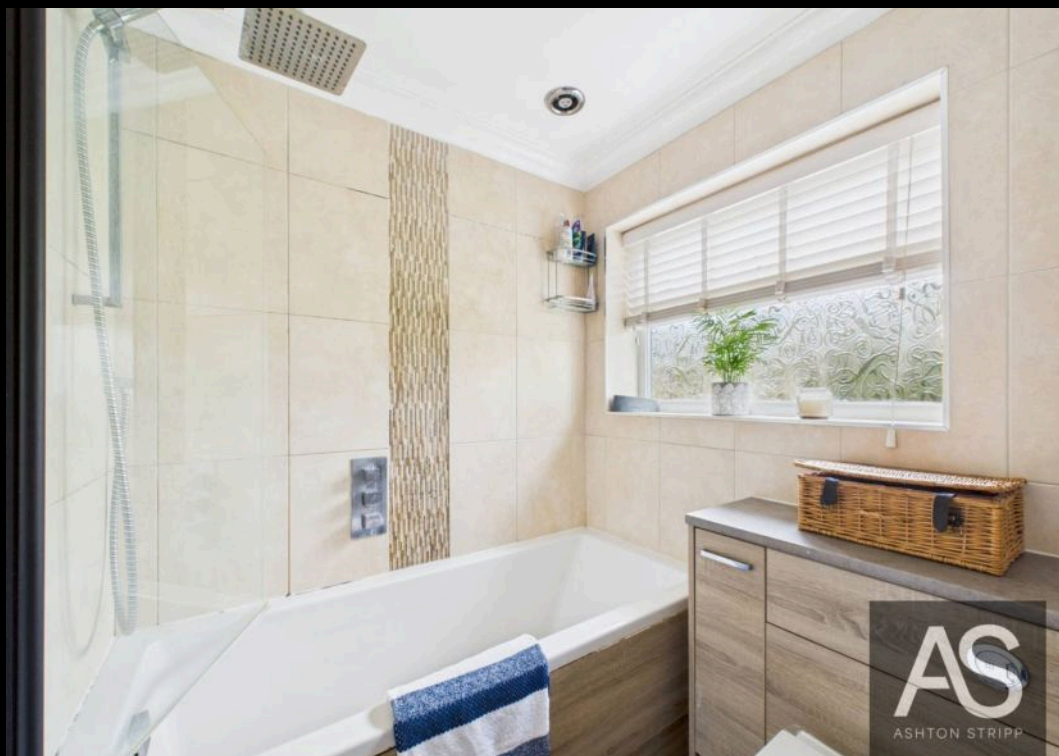
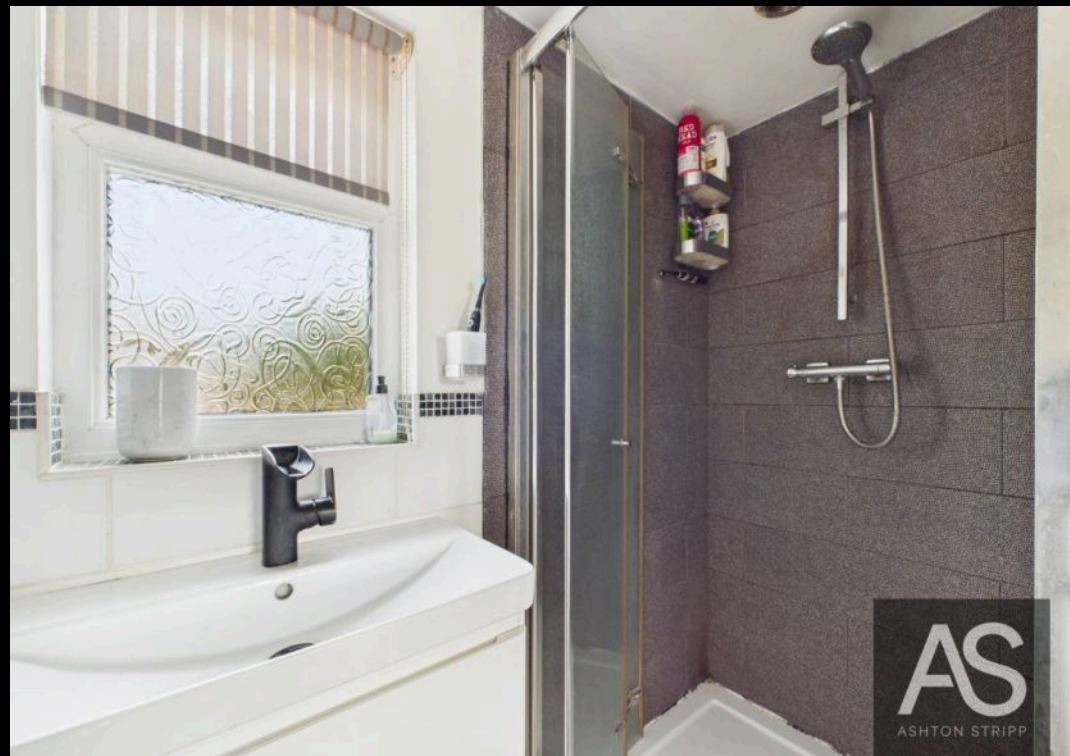
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Generous main bedroom with built-in storage, en-suite, and double-aspect windows
- Three further double bedrooms, offering flexibility for family or guests
- Dual-aspect living room with feature fireplace and fitted Venetian blinds
- Spacious kitchen with breakfast bar, marble-effect worktops and space for a range cooker
- Conservatory-style dining area with exposed brick wall and French doors to the garden
- Two additional ground floor reception rooms – ideal as a home office or dining room
- Stylish bathrooms, including family bath with shower above and ground floor WC
- Porcelain tiled hallway and ground floor for a clean, cohesive finish
- Rear garden with gravel and decked seating areas, mature planting and summer house
- Located in Sedlescombe village, close to the green, local school, pub and countryside walks











Spacious 4-bed home in the heart of Sedlescombe village, offering flexible living with multiple reception rooms, a large kitchen-diner, en-suite main bedroom, and stylish finishes throughout. Outside, enjoy gravel and decked seating areas, mature planting and a summer house.

Step into a home where practical family living meets carefully considered design. The wide hallway, laid with polished porcelain tiles, sets the tone with its clean lines and sense of openness, leading you naturally into each of the key living spaces.

Immediately to the right, a **versatile double-aspect reception room** with porcelain tiled flooring and fitted wooden shutters provides a flexible space that currently serves as a home office. Its position near the front of the house makes it ideal for remote working, but it could just as easily be used as a dining room, hobby space, or additional bedroom, depending on your needs.

Adjacent to this, the main living room offers a generous setting for relaxed evenings, centred around a feature fireplace with fitted electric fire. Large windows allow natural light to pour in while maintaining a sense of privacy.

The heart of the home lies in the kitchen and adjoining conservatory-style dining area. Porcelain tiles transition to wood flooring as you move through the space, where a feature brick wall adds warmth and character. A breakfast bar offers a casual spot for coffee or quick meals, and there's space for a range cooker, white goods and washing machine. Finished with marble-effect worktops, a white ceramic sink and part-tiled walls, it's a bright, practical hub with French doors leading directly to the garden. A downstairs WC with heated towel rail completes the ground floor.

Upstairs, the main bedroom is double aspect with fitted wooden shutters, a built-in wardrobe, double cupboard, and en-suite shower room with WC. Bedrooms two, three and four are all comfortable doubles — one also enjoys a dual-aspect and built-in storage. A well-sized family bathroom includes a bath with overhead shower and a second WC. The landing also provides additional storage via a fitted cupboard.





Outside, the property features **gravelled areas to both the front and rear**, giving a smart, low-maintenance finish. The **rear garden** offers a choice of **decked and gravel seating areas**, surrounded by **mature planting** that brings depth and seasonal colour. A **well-fitted summer house** adds flexibility — perfect as a peaceful retreat, creative studio or garden office.

Tucked within the sought-after village of **Sedlescombe**, this home enjoys a semi-rural setting with a strong sense of community. The local village green is just moments away, with a welcoming pub, post office, and primary school all within easy reach. For commuters, **Battle station** offers direct rail services to London, while the surrounding countryside and nearby vineyards provide weekend escapes right on your doorstep.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>®</sup>  
1479 ft<sup>2</sup>  
137.5 m<sup>2</sup>

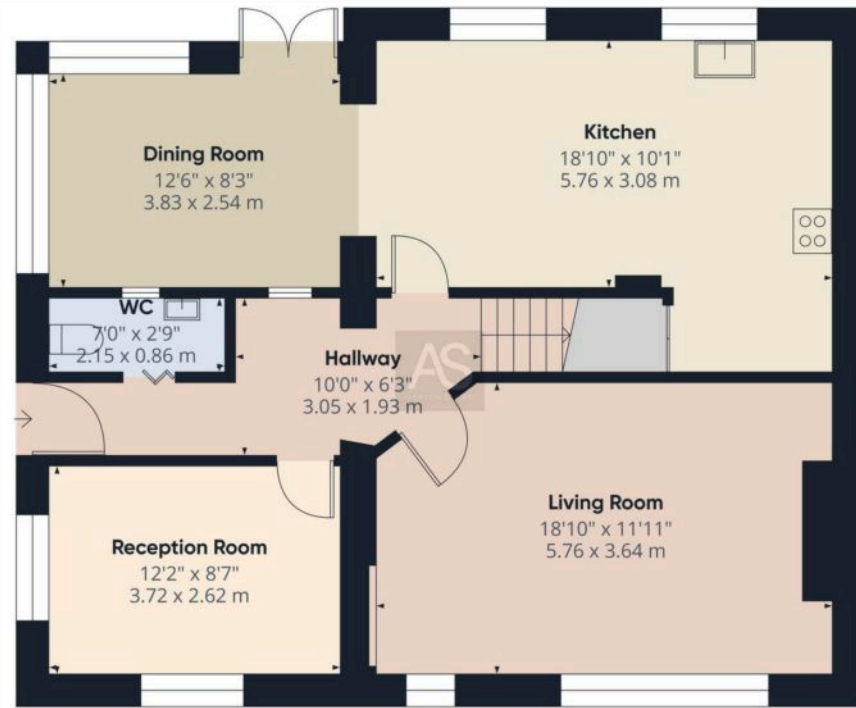
(1) Excluding balconies and terraces

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

GRAFFY 360



Floor 0 Building 2



Floor 0 Building 1

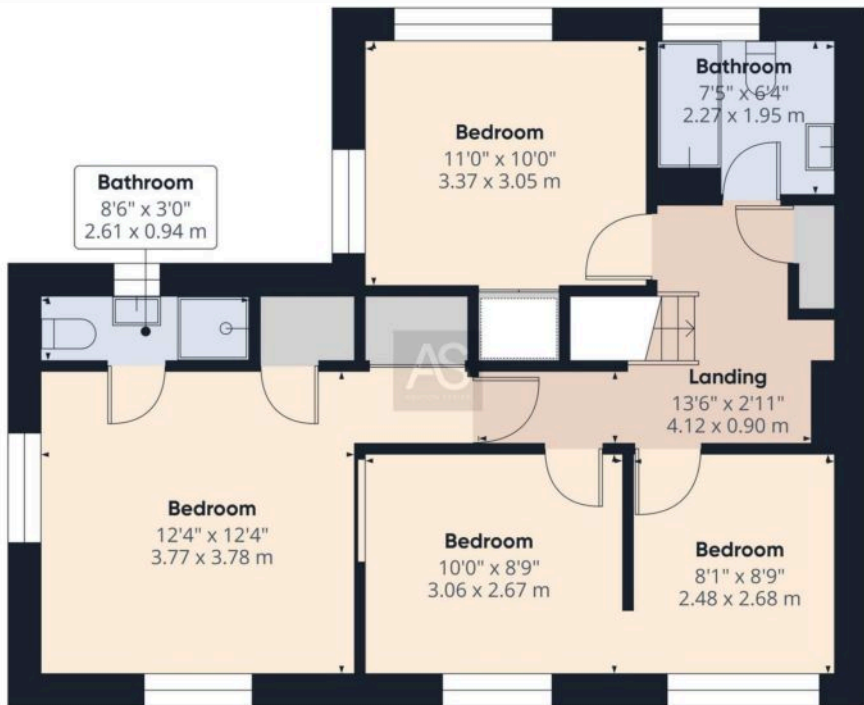


Approximate total area<sup>®</sup>  
755 ft<sup>2</sup>  
70.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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GRAFFY 360



Floor 1 Building 1

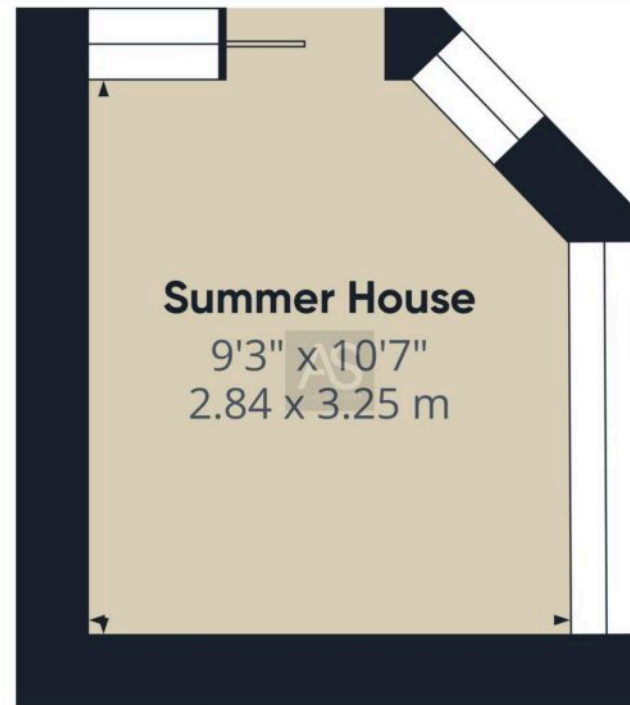


Approximate total area<sup>®</sup>  
628 ft<sup>2</sup>  
58.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GRAFFY 360



Floor 0 Building 2



Approximate total area<sup>®</sup>  
96 ft<sup>2</sup>  
8.9 m<sup>2</sup>