



AS

ASHTON STRIPP

15 Park Shaw, Sedlescombe

Guide Price £500,000 - £525,000



AS
ASHTON STRIPP



15 Park Shaw

Sedlescombe, Battle

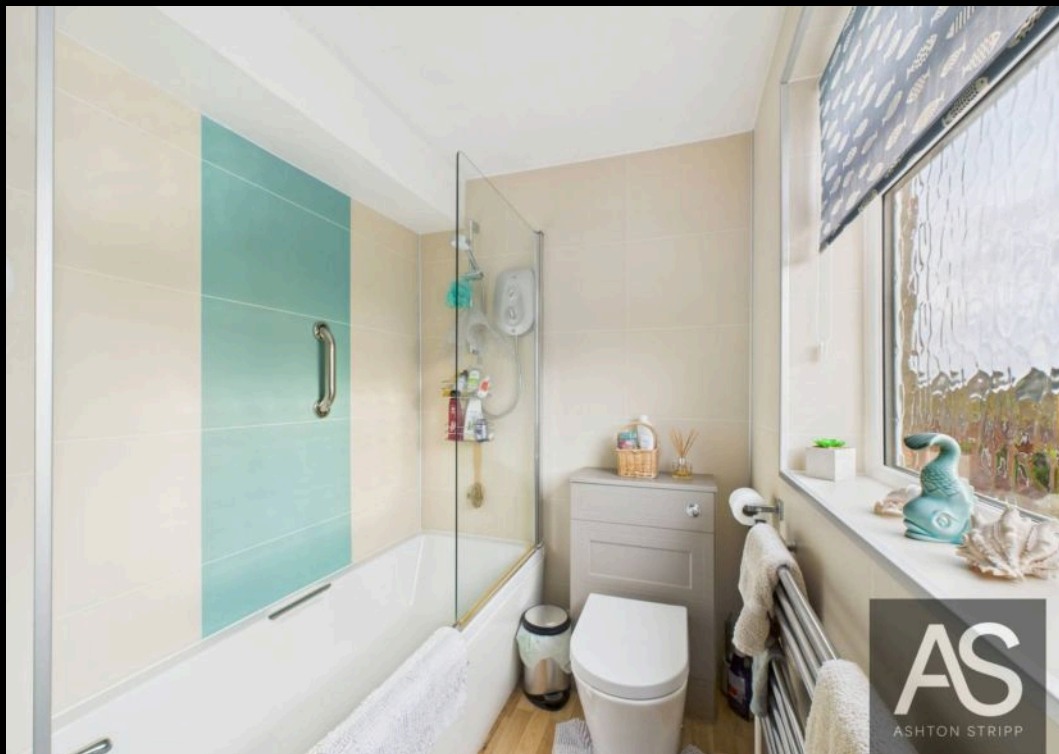
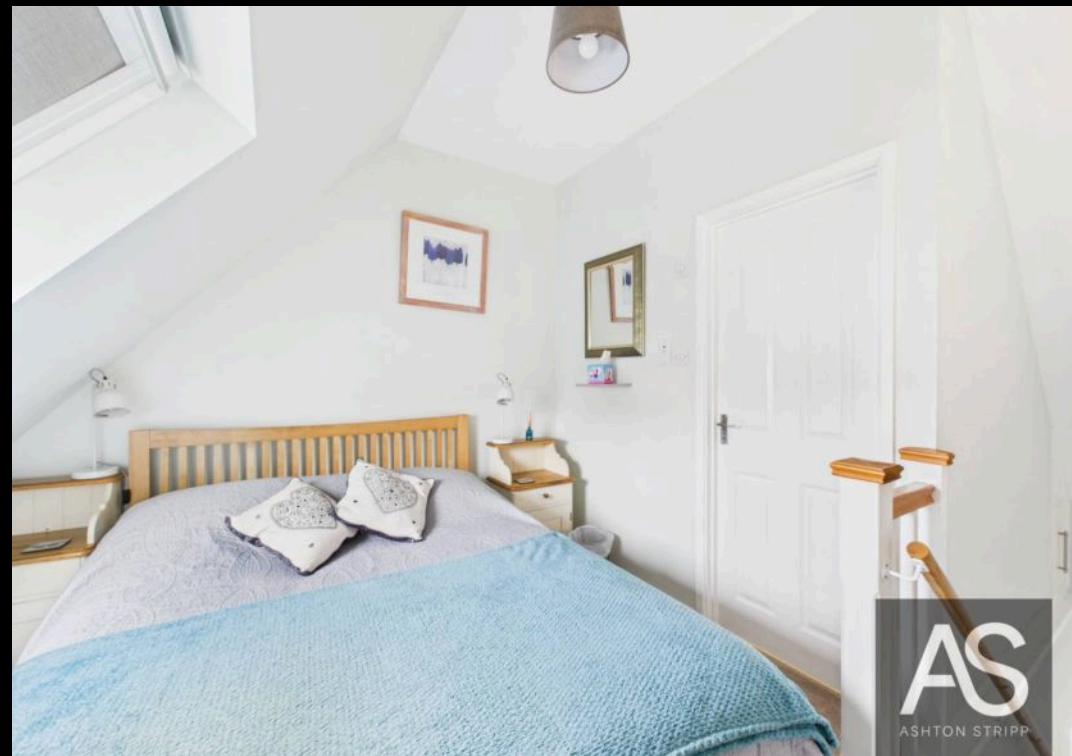
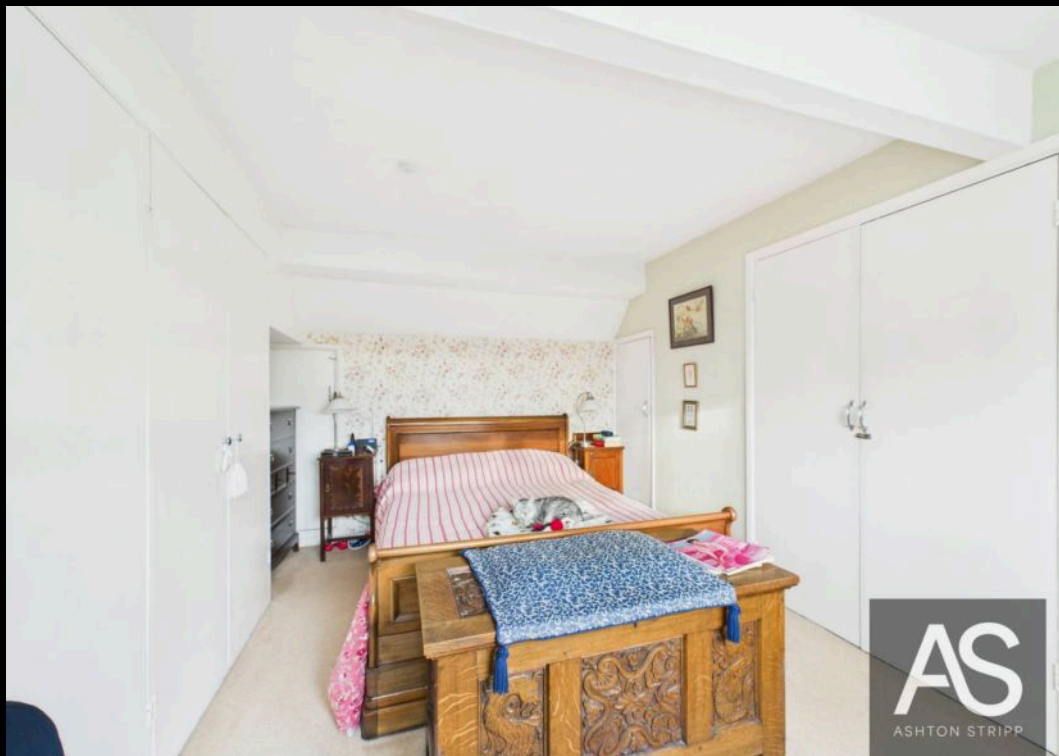
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Flexible layout with annexe-style accommodation
- Central Sedlescombe village location
- Conservatory, sunroom, and separate lounge spaces
- Mature rear garden with lawn, patio, and planting
- Private driveway with parking for two vehicles
- Side access and separate annexe garden entrance
- Double glazed with gas central heating throughout
- Well-proportioned bedrooms, including en-suite in annexe
- Ample internal storage including eaves storage and airing cupboard
- Dedicated vegetable patch, greenhouse, summerhouse, and well-built shed





Set in the heart of Sedlescombe, this generously proportioned and versatile home offers flexible accommodation ideal for multi-generational living, home working, or those seeking extra reception space. With a semi-independent annexe, a large mature garden, and multiple living areas, it blends practical living with village charm.

Step into the **enclosed porch**, a useful entrance space before arriving in the **main hallway**, where stairs rise to the first floor. To the left is a convenient **ground floor WC**, and to the right, a spacious **double-aspect living room** with an electric fireplace and **sliding doors** opening into the **sunroom**.

The **sunroom** acts as a central link between the living room, conservatory, and annexe, while also offering direct access to the garden – a practical, light-filled space that adds flexibility to the layout.

At the front of the house sits the **kitchen and dining area**, arranged in a sociable open-plan style. The kitchen features **cream wall and base units**, **wood-effect laminate worktops**, a stainless steel 1.5-bowl sink, tiled splashback, and a **five-ring gas range cooker with ovens below**. There's space for a dishwasher, washing machine, and fridge freezer, as well as a **pantry cupboard** for additional storage. **Tile-effect vinyl flooring** runs through the kitchen, with carpet in the adjoining dining space.

From the kitchen, a door opens into the **conservatory** – fully double glazed and part brick, with **terracotta tiled flooring** and **electric heating**. Overlooking the garden, this is a relaxing year-round spot that connects back to the sunroom, completing the ground floor's easy flow.

First Floor (Main House)

Upstairs, the **carpeted staircase** with wooden balustrades leads to a central landing. To the right is the **main double bedroom**, which enjoys peaceful garden views and includes a full wall of built-in wardrobes.



On the opposite side is the **family bathroom**, recently fitted with wood-effect laminate flooring, a white suite with chrome fittings, an electric shower over the bath, cream wall tiling with a feature strip, a chrome towel rail, and a vanity storage unit under the basin.

A further bedroom sits at the end of the landing, carpeted in beige and overlooking the side of the property. There's also an **airing cupboard**, and **eaves storage** accessible from both bedrooms along the front of the house.

Annexe-Style Accommodation

Accessed via the sunroom, the **annexe-style suite** offers private, flexible space — ideal for guests, older children, or live-in family members.

You enter into a **kitchenette** with **wood-effect laminate flooring** and **worktops**, a white sink with chrome fittings, and space for a small fridge freezer. A **private back door** opens directly onto the rear garden, offering a sense of independence, with **side access** available.

Stairs within the kitchenette lead to a **double bedroom** with Velux window, side window with wooden shutters, built-in storage, and fitted carpet. The room is served by an **en-suite bathroom**, featuring a bath with electric shower over, cream tiled walls, wood-effect flooring, a chrome towel rail, and vanity storage under the basin.

To the front of the annexe, a **separate reception room** provides additional flexible space — ideal as a private lounge, home office or studio.

Outside

The **rear garden** is mature, well-kept and thoughtfully arranged with lawn, patio seating areas, and deep planted borders. At the end of the garden, there's a **vegetable patch**, **greenhouse**, **summerhouse**, and a **well-built shed** — ideal for those with green fingers or hobbies. **Side access** makes the garden easy to reach and maintain.

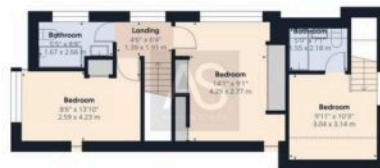
To the front, a **tarmac driveway** provides parking for two vehicles, alongside a lawn and a paved path to the front door.



Located in the heart of **Sedlescombe**, this home enjoys the charm of village living with everyday convenience close to hand. The village offers a welcoming community, traditional pub, village store, well-regarded primary school, and a local doctors' surgery — all set against a backdrop of beautiful countryside. Larger towns such as Battle and Hastings are close by for additional shopping and secondary schools, while transport links provide easy access to London and the coast. With scenic walks, essential amenities, and a strong local network, Sedlescombe offers a well-rounded lifestyle in an enviable setting.



Floor 0



Floor 1



Approximate total area⁽¹⁾

1492 ft²
138.8 m²

Reduced headroom

43 ft²
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.

DRAFT 360



Floor 0



Approximate total area⁽¹⁾

975 ft²
90.7 m²

Reduced headroom

10 ft²
0.9 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.

DRAFT 360



Floor 1



Approximate total area⁽¹⁾

517 ft²
48.1 m²

Reduced headroom

33 ft²
3.1 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.

DRAFT 360