



Vanlyn, Tollgate Road, Sedlescombe, TN33 0RH

AN IMMACULATELY PRESENTED THREE/FOUR BEDROOM DETACHED HOUSE PROVIDING VERSATILE AND SPACIOUS LIVING SPACE WITH THE ADDED BENEFIT OF SECURING THE ADJOINING DETACHED BUNGALOW (HOLLY BROOK) WHICH WOULD PROVIDE AN ANNEXE TO THIS PROPERTY OR COULD BE USED AS A HOME AND INCOME OPPORTUNITY.

The property was subject to complete renovation in 2023 by the current owner and has been finished to a high specification throughout and provides accommodation to include a downstairs cloakroom/w.c., a 16'11 14'1 living room, a separate dining room/downstairs bedroom four and a particular feature is the dual aspect 20'4 x 15'0 kitchen/breakfast room with built-in AEG appliances and central Island with breakfast bar and patio doors overlooking the rear garden. To the first floor there are three double bedrooms with an en-suite shower room/w.c. to bedroom one and there is also a luxury family bath/shower room with stand alone bath and separate shower cubicle.

Outside, there is a block paved driveway providing off road parking for up to four vehicles, an integral garage and the rear gardens are landscaped with a large patio and lawned area with raised flower and shrub beds. Further benefits include gas fired central heating, upvc double glazing and Sedlescombe village offers a garden centre, convenience store, Hotel, County Primary School and direct access on the A21 to Tunbridge Wells and London. Viewing is highly recommended and strictly by appointment with the owners Sole agent, Charles & Co.

Price £625,000

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- Immaculate Detached Family House
- Living Room & Separate Dining Room
- Patio & Lawned Rear Gardens
- Viewing Considered Essential
- Three/Four Double Bedrooms
- Family Bathroom & En-Suite Shower
- Favoured Sedlescombe Location
- 20'4 x 15'0 Kitchen/Breakfast Room
- Large Driveway & Integral Garage
- Ideal Home & Annexe Opportunity

Entrance Hall

29'6 x 7'2 max (8.99m x 2.18m max)

En-Suite Shower Room

8'2 x 5'7 (2.49m x 1.70m)

Downstairs W.C

Bedroom Two

13'9 x 12'4 (4.19m x 3.76m)

Living Room

16'11 x 14'1 (5.16m x 4.29m)

Bedroom Three

14'0 x 12'0 max (4.27m x 3.66m max)

Kitchen/Breakfast Room

20'4 x 15'0 max (6.20m x 4.57m max)

Family Bath/Shower Room

14'0 x 10'10 (4.27m x 3.30m)

Dining Room/Bedroom Four

15'1 x 10'4 (4.60m x 3.15m)

Outside

First Floor Landing

Driveway

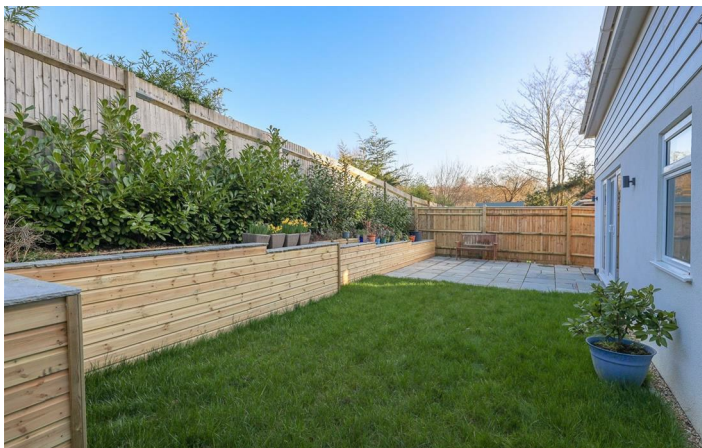
Bedroom One

14'0 x 13'5 (4.27m x 4.09m)

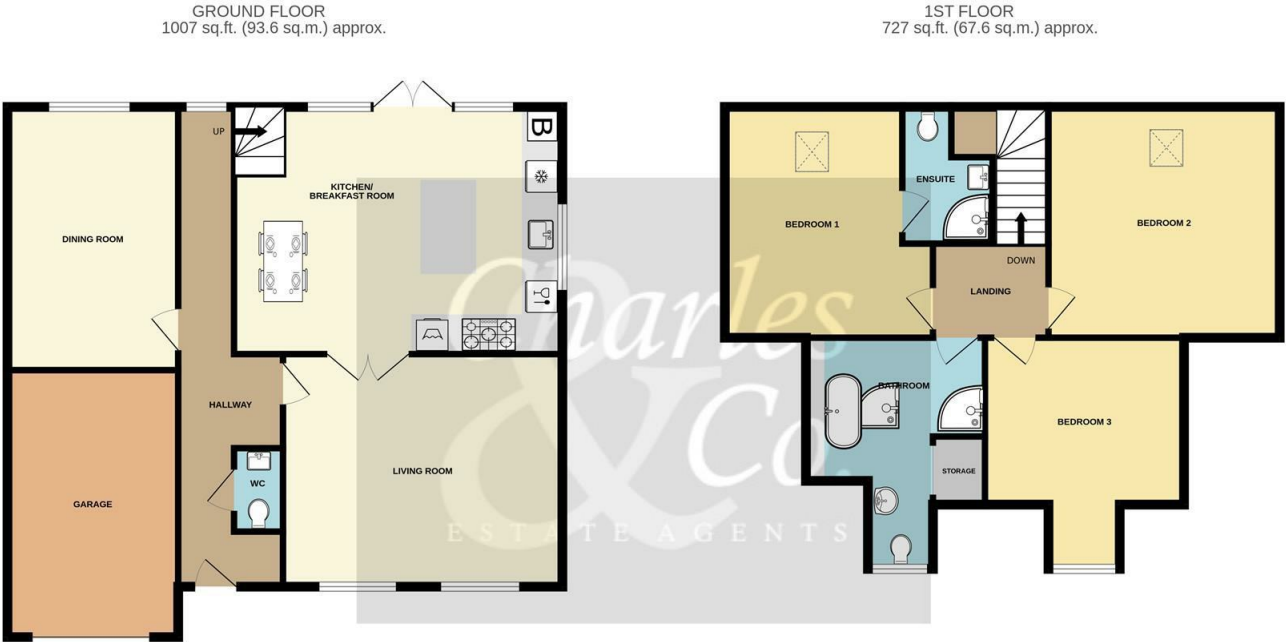
Integral Garage

Rear Garden





Floor Plan



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		