



## Holly Brook, Tollgate Road, Sedlescombe, TN33 0RH

AN OPPORTUNITY TO SECURE THIS WONDERFUL TWO DOUBLE BEDROOM DETACHED BUNGALOW IN SEDLESCOMBE WHICH COULD EITHER BE OWNED SEPERATELY OR BOUGHT AS PART OF VANLYN (next door) TO PROVIDE A HOME AND FAMILY ANNEXE ARRANGEMENT OR FOR HOME AND INCOME. THE PROPERTY IS NICELY TUCKED AWAY AND HAS BEEN FINISHED TO A VERY HIGH SPECIFICATION BY THE CURRENT OWNERS.

The bungalow was built in 2023 by a respected and reputable local builder to create versatility of use alongside Vanlyn, the adjoining house and is considered ideal as detached annexed accommodation. Holly Brook provides deceptively spacious rooms to include a 19'9 x 16'4 dual aspect living room with French doors leading out into the rear garden, an impressive 18'0 x 12'7 dual aspect kitchen/diner with fitted AEG appliances and walk-in larder cupboard and Bedroom One has an en-suite shower room with walk-in double shower enclosure. The is also a 11'0 x 10'6 second bedroom and a contemporary family bathroom/w.c. with shower bath and outside there is a 60ft block paved driveway providing off road parking for several vehicles.

The rear gardens are laid to patio and lawn with raised, easy to maintain beds and the garden includes a timber store shed and enjoys a southerly aspect. Further benefits include underfloor heating, upvc double glazing and an architects certificate. Viewing is considered essential as part of Vanlyn or on its' own to appreciate this immaculate and comfortable detached bungalow in such a sought after village location.

Price £525,000

# Holly Brook, Tollgate Road, Sedlescombe, TN33 0RH



- Superb New Detached Bungalow
- 19'9 x 16'4 Dual Aspect Living Room
- 60ft Block Paved Driveway
- Viewing Considered Essential
- Favoured Sedlescombe Location
- Impressive Kitchen/Diner
- Patio & Lawned Rear Garden
- Two Double Bedrooms
- En-Suite & Family Bathroom
- Possible Annexe to Vanlyn (next door)

## Open Entrance Lobby

### Kitchen/Diner

18'0 12'7 (5.49m x 3.84m)

### Living Room

19'9 x 16'4 (6.02m x 4.98m)

### Bedroom One

12'0 x 11'0 (3.66m x 3.35m)

### En-suite Shower Room/W.C.

7'6 x 4'9 (2.29m x 1.45m)

### Bedroom Two

11'0 x 10'6 (3.35m x 3.20m)

### Family Bathroom/W.C.

7'9 x 6'8 (2.36m x 2.03m)

## Outside

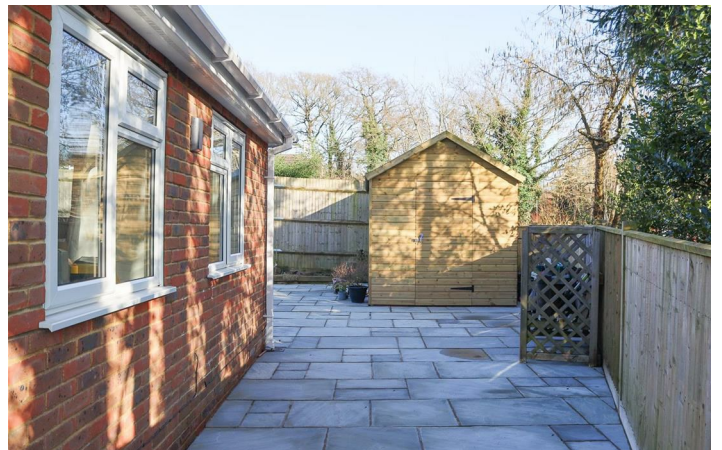
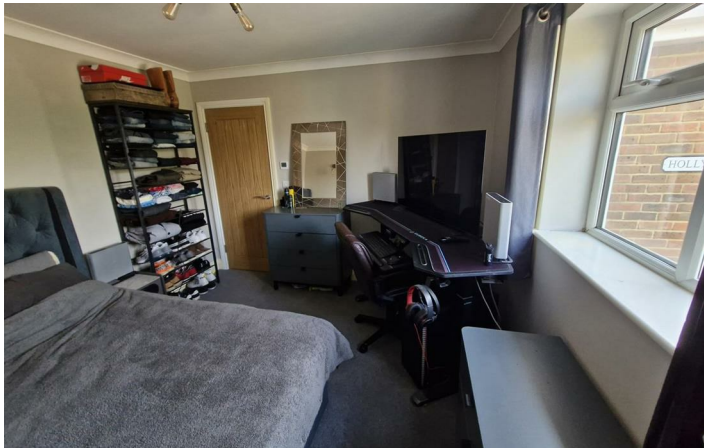
### Block Paved Driveway

60'0 (18.29m)

### Rear Garden







Floor Plan

GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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		94
(81-91) B	83	
(69-80) C		
(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	