

**BURGESS & CO.** Sylvian, Blackbrooks, Sedlescombe, TN33 0RJ  
01424 222255

Offers Over  
£1,300,000 Freehold



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## 01424 222255

Offers Over  
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Burgess & Co are delighted to bring to the market this unique opportunity to acquire this charming and extensive detached property with equestrian facilities and set in a quiet semi-rural location. Ideally situated being under 3 miles from the historic town of Battle with its array of shops, restaurants, sought after secondary school and mainline railway station to London. Hastings Town Centre is under 6.5 miles with further shopping facilities, restaurants, train station and seafront. The accommodation is arranged to provide a spacious entrance hall, open plan lounge/dining room, kitchen, further reception room, bedroom, access to the garage, and access to an cottage/annexe area comprising a sitting room, kitchen, bathroom and two bedrooms to the ground floor and two further bedrooms to the first floor. To the first floor of the main property there is a spacious landing, four double bedrooms, three with en-suites and one with access to a large sun deck, and a family bathroom. The property benefits from double glazing, gas central heating, ample off road parking, a large double garage with office space and garden store room and a particular feature is the extensive gardens and grounds which measure approximately six acres with four fields and stables. Viewing is essential to not only appreciate the location but all that this property has to offer.

### Entrance Hall

With two radiators, fitted cupboard, understairs storage cupboard, double glazed window & door to the front.

### Reception Room

32'3 x 31'3 (9.83m x 9.53m)

With three radiators, double glazed sliding doors to the side, double glazed patio doors to the rear. Door to Bedroom 5.

### Sitting/Dining Room

38'4 x 14'9 (11.68m x 4.50m)

With three radiators, large open fireplace, two windows to the rear, double glazed doors to the rear.

### Kitchen

14'9 x 12'11 (4.50m x 3.94m)

Comprising matching range of wall & base units, worksurface, tiled floor, tiled splashbacks, space for washing machine & American style fridge/freezer, range master cooker, extractor hood over, inset 1 & ½ bowl sink unit, window to the side, integrated dishwasher, door to Garage.

### Bedroom Five

17'3 x 11'2 (5.26m x 3.40m)

With radiator, double glazed window & door to the side.

### Half Landing

With floor to ceiling double glazed window to the front, Velux window.

### Bedroom Four

9'9 x 9'2 (2.97m x 2.79m)

With radiator, fitted cupboard, double glazed window to the front & rear. Door to

### En-suite

Comprising shower cubicle, pedestal wash hand basin, low level w.c, tiled floor.

### First Floor Landing

With radiator, loft hatch with pull down ladder, office space. Door to

### Bedroom Two

14'6 x 14'5 (4.42m x 4.39m)

With radiator, built-in wardrobes, two double glazed windows to the side, double glazed window to the front, door to

### En-suite

Comprising tiled floor, w.c, bidet, pedestal wash hand basin, large shower cubicle, two heated towel radiators, Jacuzzi bath with shower attachment, tiled walls, double glazed frosted window to the front.

### Inner Hall

With fitted cupboard

### Bedroom One

21'8 x 16'1 (6.60m x 4.90m)

With two radiators, fitted cupboard, double glazed floor to ceiling windows, double glazed doors to the Balcony, double glazed window to the side, door to

### En-suite Bathroom

Comprising bath with shower attachment, pedestal wash hand basin, w.c, shower cubicle, bidet, heated towel radiator, tiled floor, double glazed window to the side & rear.

### Bedroom Three

13'3 x 12'1 (4.04m x 3.68m)

With radiator, built-in wardrobes, double glazed window to the side.

### Bathroom

Comprising bath with shower over, low level w.c, pedestal wash hand basin, heated towel radiator, partly tiled walls, tiled floor.

### Cottage

### Sitting Room

19'2 x 11'8 (5.84m x 3.56m)

With radiator, double glazed window to the front & side.

### Kitchen

11'1 x 9'6 (3.38m x 2.90m)

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, space for gas cooker, appliance space, space for table & chairs, Glow-worm boiler, double glazed doors to the rear.

### Bedroom One

18'8 x 9'0 (5.69m x 2.74m)

With radiator, double glazed window to the side & rear, door to side.

### Bedroom Two

18'9 x 9'5 (5.72m x 2.87m)

With radiator, double glazed window to the front & side, door to side.

### Bathroom

Comprising tiled floor, low level w.c, pedestal wash hand basin, tiled walls, shower cubicle, towel radiator, tiled walls, double glazed frosted window.

### First Floor Landing

With Velux window, eaves storage cupboard.

### Bedroom Three

9'7 x 9'3 (2.92m x 2.82m)

With radiator, eaves storage, Velux window, double glazed window to the side & rear.

### Bedroom Four

9'0 x 8'5 (2.74m x 2.57m)

With radiator, eaves storage, Velux window, double glazed window to the front & side.

### Garage

23'4 x 18'7 (7.11m x 5.66m)

With two sets of double doors, light & power connected. Office/Workshop with light & power, two windows to the front, window to the side, door to front.

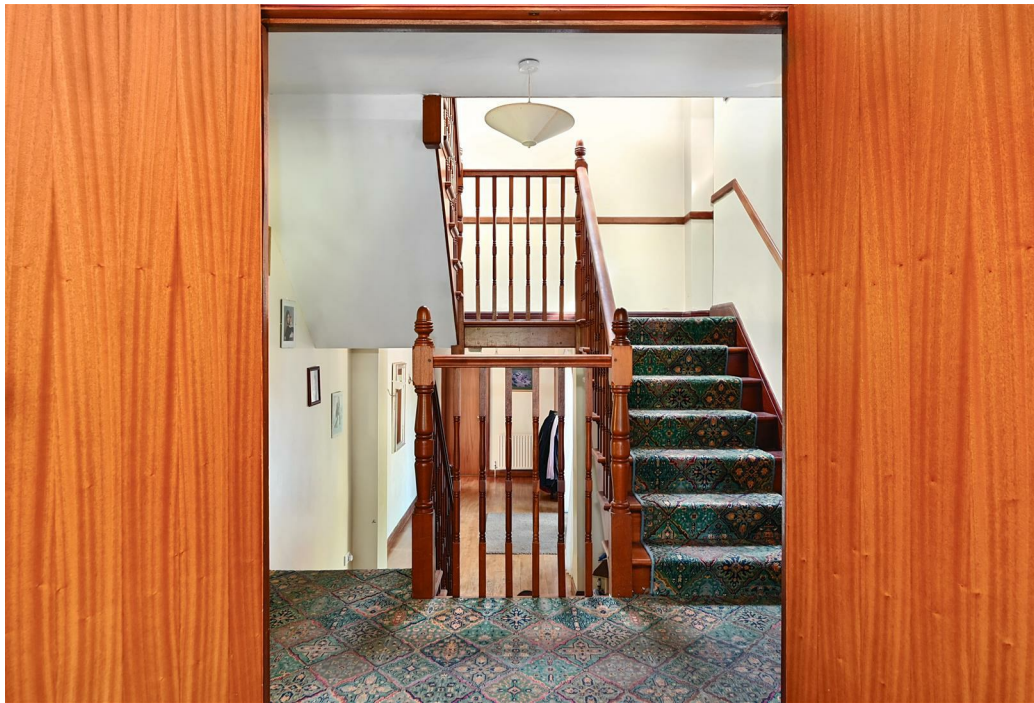
### Land/Garden

The property is approached via a long sweeping driveway lined by trees to either side. There are approximately 6 acres of land comprising four large fields, areas of lawn, mature trees & shrubs, patio area, small pond, decking area, equestrian area with two stables with power connected & two barns. The property enjoys privacy & seclusion.

### NB

Council tax band: G











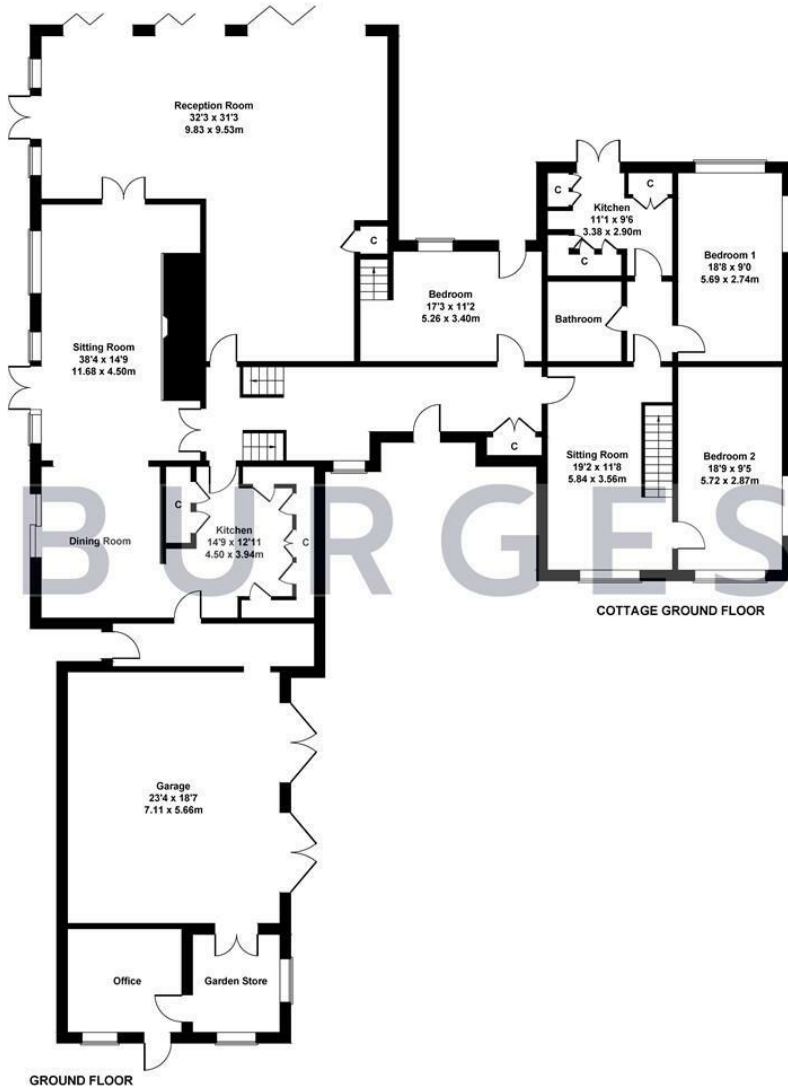








**Blackbrooks**  
 Approximate Gross Internal Area  
 5316 sq ft - 494 sq m



Not to Scale. Produced by The Plan Portal 2024  
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