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# A Ground Floor Flat in A Historic Building in Sedlescombe

Guide Price £350,000

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Guide Price £350,000 to £360,000 - Beyond its historical charm and modern amenities, this apartment's location sets it apart as a true gem. Tucked away in a tranquil corner of Seddlescombe, residents can relish in the serenity of rural living while still being within easy reach of nearby amenities and attractions.

Believed to have origins dating back to the 1800s, the building exudes character and timeless appeal, with the existing house appearing to be of Elizabethan origin, later enlarged in the late 18th century by Henry Mallory Bishop.

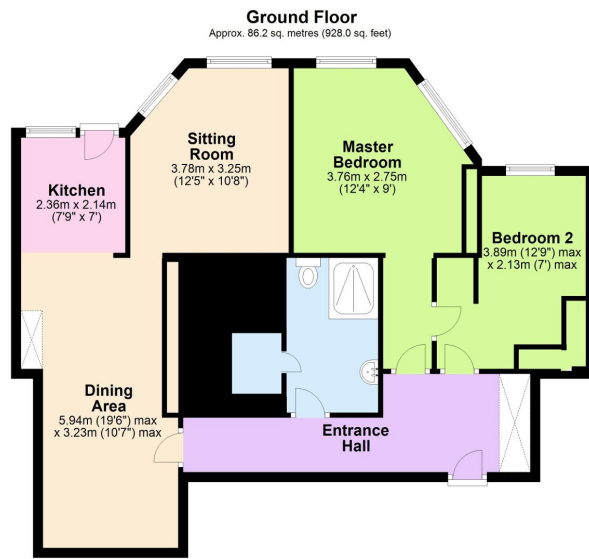
Stepping into the apartment, you're greeted by a sense of warmth and comfort from the newly fitting log burner in the living room. The spacious layout features two generously sized double bedrooms, providing ample space for relaxation and rest. One of the highlights of this residence is the brand new kitchen, meticulously designed with modern convenience in mind. Adorned with sleek quartz work surfaces, the kitchen offers both style and functionality, creating an inviting space for culinary endeavours. The historical significance of the building is evident in its architectural details, adding a unique charm.

From the kitchen, a stable door beckons you to step outside and explore the expansive communal grounds spanning around approximately four acres. Surrounded by lush greenery and serene countryside views, these grounds offer a peaceful sanctuary for residents to enjoy leisurely strolls or al fresco dining amidst nature's beauty.

Convenience meets security with the inclusion of a garage and parking space, providing hassle-free access and peace of mind for residents.

Whether you're seeking a peaceful retreat or a place to call home, this two-bedroom ground floor apartment offers the perfect blend of comfort, convenience, and countryside charm. Experience the beauty and tranquillity of Seddlescombe living at its finest in this timeless residence, down to the four acres (tbv) of grounds which offer a variety of seating areas to enjoy the established gardens.





Total area: approx. 86.2 sq. metres (928.0 sq. feet)

- GUIDE PRICE £350,000 TO £360,000
- RURAL LOCATION
- BRAND NEW FITTED KITCHEN
- STABLE DOOR LEADING TO PATIO AREA
- EPC RATING E
- TWO BEDROOM GROUND FLOOR APARTMENT
- 4 ACRES (TBV) OF COMMUNAL GARDENS
- LOG BURNER IN THE LIVING ROOM
- GARAGE AND PARKING
- COUNCIL TAX BAND C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		