



The Rectory (ref: 360151) Church Hill, Sedlescombe, East Sussex TN33 0QP £1,800 Per Month

Situated in a Sedlescombe Area of Outstanding Natural Beauty is this superb detached property. Just a short drive from the village of Sedlescombe and other neighbouring villages. Nearby Robertsbridge and Battle feature a mainline station serving London Charing Cross and a High Street with excellent amenities and schools. EPC rating D.

The accommodation comprises an entrance porch, entrance hall, cloakroom, large sitting room, dining room, additional reception room, kitchen and utility room. To the first floor there are four bedrooms a bathroom. Outside there are mature lawned gardens, off street parking and a double detached garage to the front. Available for a short 12 month tenancy with the possibility of rolling on monthly moving forward however not guaranteed. Terms: £1800 deposit. 1st months rent in advance. In order to proceed with an application, a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 774440. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)

Entrance Hallway

Stairs leading to first floor.

Kitchen

L shape 13'85 x 9'88 into 22'12 (L shape 3.96m x 2.74m into 6.71m)

A fitted kitchen with freestanding oven and doors to the rear garden.

Utility Room

5'42 x 7'69 (1.52m x 2.13m)

Fitted units with worksurfaces over.

Dining Room

11'67 x 11'35 (3.35m x 3.35m)

A light and airy room with views over the rear garden.

Lounge

11'83 into 17'10 x 17'81 (3.35m into 5.44m x 5.18m)

A large living space.

Reception Room

9'80 x 15'41 (2.74m x 4.57m)

Additional reception room, which could be used as a ground floor bedroom.

Bedroom One

13'59 x 15'98 (3.96m x 4.57m)

Bedroom Two

11'63 x 9'14 (3.35m x 2.74m)

Bedroom Three

13'56 x 11'63 (3.96m x 3.35m)

Bedroom Four

9'63 x 7'16 (2.74m x 2.13m)

Family Bathroom

Fitted Bathroom suite.

Outside

A large gravel driveway to the front of the property providing ample off road parking. The property also features a large garden to the rear.

Detached Double Garage

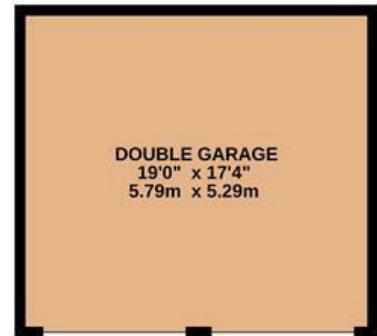
GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



DETACHED GARAGE
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 2177 sq.ft. (202.3 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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