

**RUSH  
WITT &  
WILSON**



**Hilltop, Kent Street, Sedlescombe, East Sussex TN33 0SF  
Offers In Excess Of £350,000**

**This deceptively spacious detached timber framed bungalows enjoys an elevated position within a large garden and with a detached 23ft workshop. The properties demure roadside exterior conceals a significantly improved and extended interior that offers spacious and versatile accommodation that needs to be viewed to be fully appreciated. The accommodation comprises an entrance porch, entrance hall, dual aspect dining room, kitchen, utility room, stunning sitting room, rear porch, three double bedrooms with wardrobes, two en-suites and a family bathroom.**

**Outside there is a large well stocked rear garden, a delight for any keen gardener with sheds, greenhouse, potting shed and poly tunnel.**



The property is approached via slopping access, or a pedestrian pathway with steps that lead up to:-

### **Entrance Porch**

4'9 x 3'7 (1.45m x 1.09m)

With a uPvc double glazed front door, double glazed window to front aspect, wooden flooring with inset coir matting and wooden and glazed door leading into:-

### **Entrance Hall**

With wooden flooring, radiator, ceiling lighting and loft hatch access.

### **Dining Room**

11'8 x 11'9 (3.56m x 3.58m)

Enjoying a dual aspect via double glazed windows, wooden flooring, ceiling lighting, radiator, alcove base units with overhead open shelving and cast iron with tiled surround decorative fireplace.

### **Bedroom Three**

11'8 x 11' (3.56m x 3.35m)

With large double glazed window to front aspect, ceiling lighting, wooden flooring, radiator, feature cast iron fireplace with wooden surround and mantle and built-in wardrobes.

### **Bedroom Two**

11'8 x 11'8 (3.56m x 3.56m)

With double glazed window to side aspect, wooden flooring, ceiling lighting, radiator and fitted wardrobes ( without doors).

### **En-suite Shower Room**

8'2 x 3'8 (2.49m x 1.12m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold tap, large walk-in shower, inset ceiling lighting, radiator, wooden flooring and double glazed window to side aspect.

### **Bathroom**

7'8 x 3'8 (2.34m x 1.12m)

Fitted with a low level w.c, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, part tiled walls, inset ceiling lighting, wooden flooring and heated towel rail,

### **Kitchen**

11'8 x 11'9 (3.56m x 3.58m)

Fitted with an extensive range of matching shaker style wall and base mounted units with a wooden worksurface over, inset 1 1/2 bowl sink with drainer and mixer tap, space for range oven, dishwasher and fridge/freezer, cupboard housing wall mounted gas fired boiler, wooden flooring, radiator, inset ceiling lighting and double glazed window with garden aspect.

### **Sitting Room**

15'6 x 25' reducing to 17'7 (4.72m x 7.62m reducing to 5.36m)

This stunning rooms enjoys views over the garden via a double glazed window and a set of double glazed French doors, wooden flooring, inset ceiling lighting, two radiator and tiled feature fire surround and hearth ( currently housing an electric stove ).

### **Utility Room**

8' x 6'8 (2.44m x 2.03m)

Fitted with matching wall and base mounted units with a worksurface over, single bowl sink with a double drainer and mixer tap, ceiling lighting and space for washing machine, tumble dryer, fridge and freezer.

### **Rear Porch**

7'1 x 3'9 (2.16m x 1.14m)

Leading of the sitting room via wooden glazed door with wooden flooring and inset coir matting, double glazed window with garden aspect, uPvc double glazed door with garden access ideal when parking at the rear with ample space for coats and boots.

Leading off the Sitting Room into:-

### **Bedroom One**

9'5 x 14'8 (2.87m x 4.47m)

With double glazed window enjoying a rear garden aspect, wooden flooring, radiators, inset lighting and built-in wardrobes.

### **En-suite Bathroom**

9'6 x 5'4 (2.90m x 1.63m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold tap, curved bath with mixer tap and shower attachment, radiator and heated towel rail, wooden flooring,

inset ceiling lighting and double glazed window to side aspect.

### **Outside**

#### **Garden**

The stunning mature gardens has been lovely planted and arranged by the present owners with an abundance of fruit tress and canes, shrubs, trees and flowers. There s a pretty brick paved terrace adjacent o the property ideal for sitting and enjoying the garden. The lawn meanders between the fruit trees and shrubs leading to a timber shed with power, a further potting shed with power and lighting, greenhouse and polytunnel. There is a feature pond with water feature and bridge and four watering points.

This is sure to be an absolute delight for an keen gardener stocked with spring flowering azaleas, rhododendron , magnolias and philadelphus, as well as summer lilacs and buddleia and flowers. Not to mention the extensive range of fruit trees that produce and abundance of fruit over the summer and included, various eating apples, bramble, pear, greengage, peach, fig, mulberry, damson, crab apple, cherry, quince as well as raspberry canes and strawberry plants.

### **Detached Workshop**

23'1 x 11'5 (7.04m x 3.48m)

With barn style doors, further pedestrian door, power, lighting and steps leading up to an eaves workshop area.

### **Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

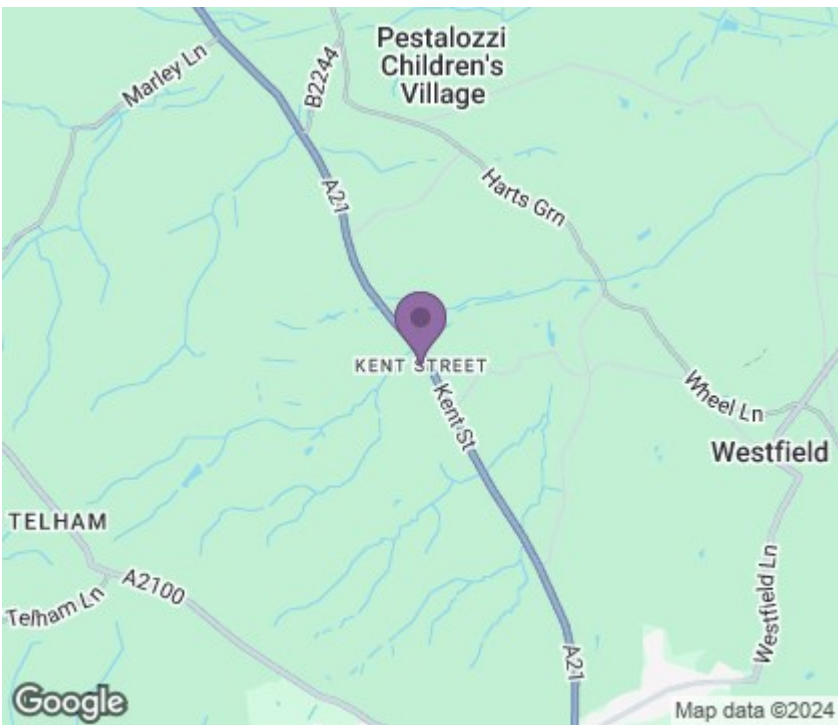
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band B

It should be noted the property is built of a timber frame construction. It has also been brought to our attention that the extension at the rear of the property has been built without planning permission or building regulations.





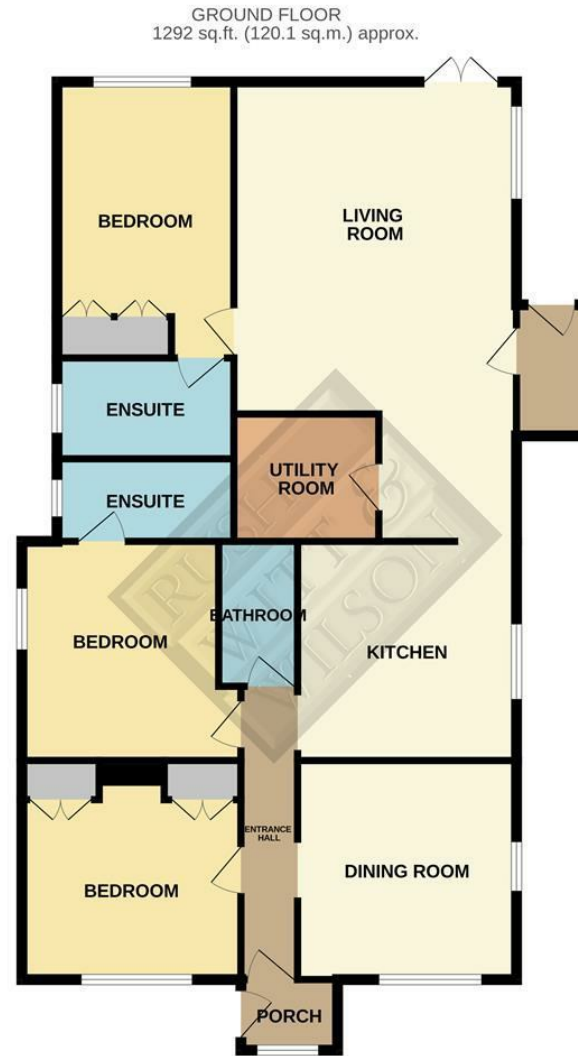


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1292 sq.ft. (120.1 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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