

**RUSH
WITT &
WILSON**



**Firtree Cottage, The Street, Sedlescombe, East Sussex TN33 0QD
£575,000**

Situated in the heart of this quintessential Sussex village, set back from the village green via the beautifully maintained front garden is this attractive Grade II Listed property, dating back to 1737. This stunning period home has retained a wealth of original period features. Including exposed beams, which does limit head room in places, inglenook fireplaces, stone flooring and wooden latch doors. The accommodation comprises a charming spacious sitting room with an inglenook fireplace, light and airy dual aspect dining room, well appointed kitchen, utility/boot room and cellar. The first floor is accessed via two separate staircase with two double bedrooms and a single, two bathrooms with a lovely walk-in shower and an attic/occasional guest room. Outside there are delightful and well maintained gardens with a part walled private rear garden offering ample seating area ideal for alfresco dining and off street parking.

Ideally located with-in walking distance of the village shop, public house, village hall, doctors surgery and excellent school. Whilst only being a short drive to the bustling market town of Battle with a mainline station serving London Charing Cross.



Property approached via pea shingle driveway that has gated access to a pathway leading through the front garden and with steps up to a wooden and glazed front door.

Entrance Hall

Cupboards to house fuse box and meters exposed brick work leading to the sitting room and dining room.

Sitting Room

12'4 x 17'3 (3.76m x 5.26m)

This delightful room is fully of character features including a wealth of exposed wall and ceiling timbers, an inglenook fireplace with bressummer beam and housing an open fire, built-in bookcase, wooden lead double glazed window enjoying an aspect over the front garden and onto the village Green, engineered Oak flooring, wall mounted lighting, two radiators and a wooden latch doors to the first floor and the kitchen.

Step down into:-

Kitchen

25'1 x 12'4 max reducing to 6'6 (7.65m x 3.76m max reducing to 1.98m)

Appointed with a shaker style range of base mounted units with deep pan drawers and larder cupboard, topped with a marble work surface with matching up-turns and breakfast seating area, inset 1 1/2 bowl ceramic sink with mixer tap, integral dishwasher, oven and grill, four ring gas hob, space for fridge/freezer, under unit kick board heaters, walk-in pantry cupboard with lighting, wooden double glazed windows to rear garden aspect, two wooden glazed doors to rear and side access, exposed beams with semi vaulted area with aspect up onto the mezzanine first floor landing,

Latch doors leading to utility room, cellar and sitting room with opening into the dining room.

Utility Room

Space for washing machine and tumble dryer, with butler sink, wall mounted gas fired boiler, ample storage space, window to rear aspect, and built-in airing cupboard.

Cellar

11'4 x 15 (3.45m x 4.57m)

Steps lead down with restricted head height, lighting, work bench and well with water pump.

Dining Room

12'3 x 9'4 (3.73m x 2.84m)

This light and airy room enjoys a dual aspect via a wooden double glazed lead window to front aspect and a lead glazed panel to the side, exposed wall and ceiling timbers, brick inglenook fireplace with bressummer beam and housing a wood burning stove, flagstone floor,

single radiator, opening into the kitchen and wooden latched doors to the first floor and entrance hall.

First Floor

There a two separate staircase to access either side of the first floor.

The first leading form the sitting room with carpeted stairs leading to:-

Landing

Split level with a galleried aspect over the kitchen, door to loft with stairs leading to loft with lighting.

Bedroom One

9'7 x 11'4 (2.92m x 3.45m)

Wooden double glazed lead window to front aspect with views over the front garden and out onto the village green, feature brick fireplace, ceiling and wall timbers, single radiator, ceiling lighting and built-in wardrobe.

Bathroom

Split level arranged with a low level w/c, step into a fully tiled shower with fixed rainfall shower head, step down with restricted head height within the catslide to an area with a freestanding bath with mixer tap and shower attachment, bespoke wash hand basin with hot and cold taps, ceiling lighting, heated towel rail and window to side aspect.

Bedroom Three

7' 6 x 6' 0 (2.13m 1.83m x 1.83m 0.00m)

With obscured window to front aspect, ceiling lighting and radaitor.

Second Staircase

Leading from the dining room onto:-

Landing

Carpeted stairs leading to landing with some restricted head height and wooden latch door into:-

Bathroom

8'5 x 4'10 (2.57m x 1.47m)

Appointed with a contemporary suite comprising bath with mixer tap and shower attachment, concealed low level w/c, ceramic circular wash basin with mixer tap, part tiled walls, mosaic tiled floor with under floor heating, heated towel rail, inset ceiling lighting, wooden double glazed windows to rear aspect with bespoke fitted shutters.

Steps leading up of landing into:-

Bedroom Two

9'8 x 12'2 (2.95m x 3.71m)

Wooden double glazed lead window to front aspect with views over the front garden and onto the village Green with bespoke fitted shutters, exposed timbers, original candle drawers, built-in wardrobe

with hanging rail.

Ladder-style stairs leading up into:-

Attic Room/ Occasional Guest Room

10'9 x 8'8 (3.28m x 2.64m)

In the attic space with restricted head height, lead glazed panel, exposed timbers and ceiling lighting.

Outside

Parking

Shingled off street parking area with gated access to the front garden.

Front garden

The stunning front garden is predominately laid to lawn which is interspersed with specimen trees, mature shrubs and flower beds, enclosed with hedgerow and fencing and with a shingle pathway leading form the off street parking and with side access to the rear gardens

Rear Garden

This partially walled garden has been landscaped to provide a paved seating area ideal for alfresco dining, raised flower and shrub planted border and beds, pergola covered walkway, water tap, log store and timber shed with side store and gated side access,

Agents Notes

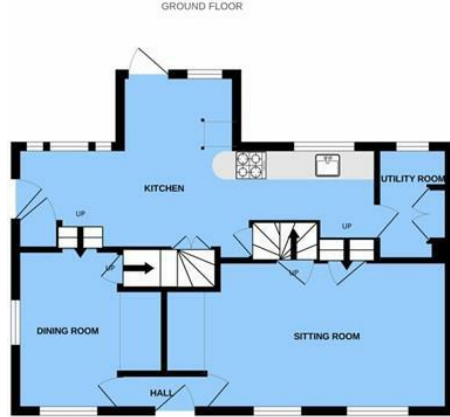
None of the services or appliances mentioned in these sale particulars have been tested.

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.

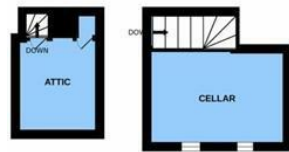
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1ST FLOOR



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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