

**RUSH  
WITT &  
WILSON**



**2 Gammons Way, Sedlescombe, East Sussex TN33 0RQ  
£350,000**

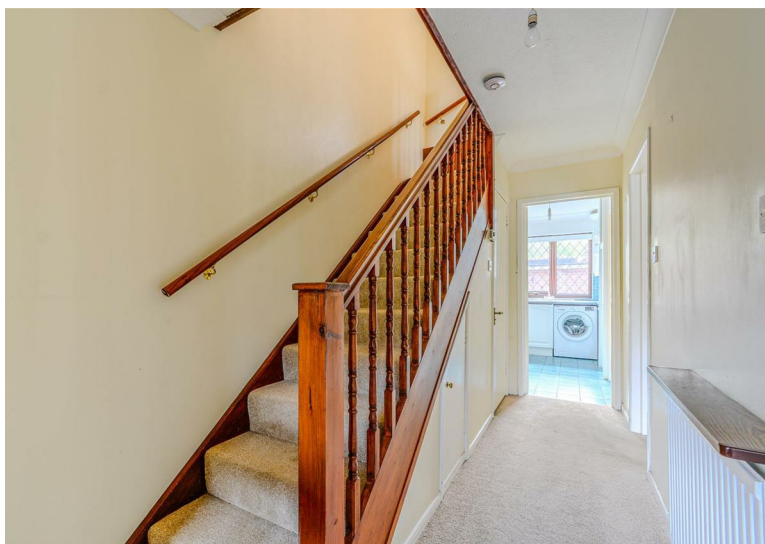


**Nestled in this charming Quintessential Sussex village is this attached house that offers a delightful blend of comfort and convenience. The property boasts two reception rooms, ideal for entertaining guests or simply relaxing with loved ones. With three bedrooms, bathroom, cloakroom and kitchen there's ample space for the whole family to unwind.**

**Step inside to discover a well-presented interior featuring a sitting room, dining room, and a functional kitchen. The low-maintenance rear garden provides a tranquil retreat, while the well-stocked front garden adds a touch of natural beauty to the property.**

**Conveniently located in the heart of the village, you'll find yourself just a leisurely stroll away from the village school, shop/post office, and the local public house. Embrace the warmth of the thriving village community and enjoy the ease of living in such a central location.**

**This property also offers a garage and is available chain-free, making it a hassle-free option for those looking to make a move. Book a viewing today and envision the possibilities that await in this lovely home on Gammons Way.**



The property is approached via a pathway leading to a covered entrance with exterior lighting and a uPvc glazed door leading into;-

### **Entrance Lobby**

Window to front aspect, ceiling lighting and built-in cupboard with hanging rail ideal for coats and boots. Wooden glazed door leads into-

### **Entrance Hall**

With stairs to the first floor, ceiling lighting, radiator and under stairs storage.

### **Cloakroom**

Fitted with a low level w.c, wash hand basin with hot and cold tap and lighting.

### **Sitting Room**

12'9 x 14'1 (3.89m x 4.29m)

Double glazed window to front aspect, radiator, ceiling lighting, brick fireplace with coal effect gas fire. Wooden glazed double door leading into:-

### **Dining Room**

11'3 x 9'3 (3.43m x 2.82m)

Double glazed double doors with garden access and aspect, ceiling lighting, radiator and door into kitchen.

### **Kitchen**

9'9 x 7'9 (2.97m x 2.36m)

Fitted with a matching range of wall and base mounted units with a work surface over, single bowl sink with drainer and mixer tap, integral oven and four ring gas hob with cooker hood over, space for fridge/freezer and washing machine, tiled surround, tiled floor, ceiling lighting, radiator double glazed window to rear aspect and return door to entrance hall.

### **First Floor**

Stairs leading up to:-

### **Landing**

With ceiling lighting, loft hatch access and airing cupboard.

### **Bedroom One**

11'8 x 12'9 into the wardrobes (3.56m x 3.89m into the wardrobes)

Fitted with a bank of sliding door wardrobes, ceiling lighting, radiator, double glazed window to front aspect and door to bathroom.

### **Bathroom**

6'2 x 8'2 (1.88m x 2.49m)

'Jack and Jill' style bathroom accessed via bedroom one and the landing. Fitted with a low level w.c, wash hand basin with hot and cold taps, panelled bath with mixer tap and shower over, radiator, part tiled walls, ceiling lighting and double glazed obscured window to front aspect.

### **Bedroom Two**

8'7 x 11'2 (2.62m x 3.40m)

Double glazed window to rear aspect, ceiling lighting, radiator, vanity wash basin with hot and cold taps and storage beneath and built-in wardrobe.

### **Bedroom Three**

7'3 x 8'6 (2.21m x 2.59m)

Double glazed window to rear aspect, ceiling lighting, radiator and built-in wardrobe.

### **Outside**

#### **Front/Side Garden**

The pretty front garden is well stocked with mixed flower and shrub borders, extending to the side of the property with gated access to the rear.

#### **Rear Garden**

The low maintenance garden has gated access from the side and is part walled and fence enclosed. Arranged to a level paved seating area with flower and shrub borders and access to the garage via the pedestrian door.

#### **Garage**

Single garage approached to the rear of the property with pedestrian door leading into the garden.

#### **Agent 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 D

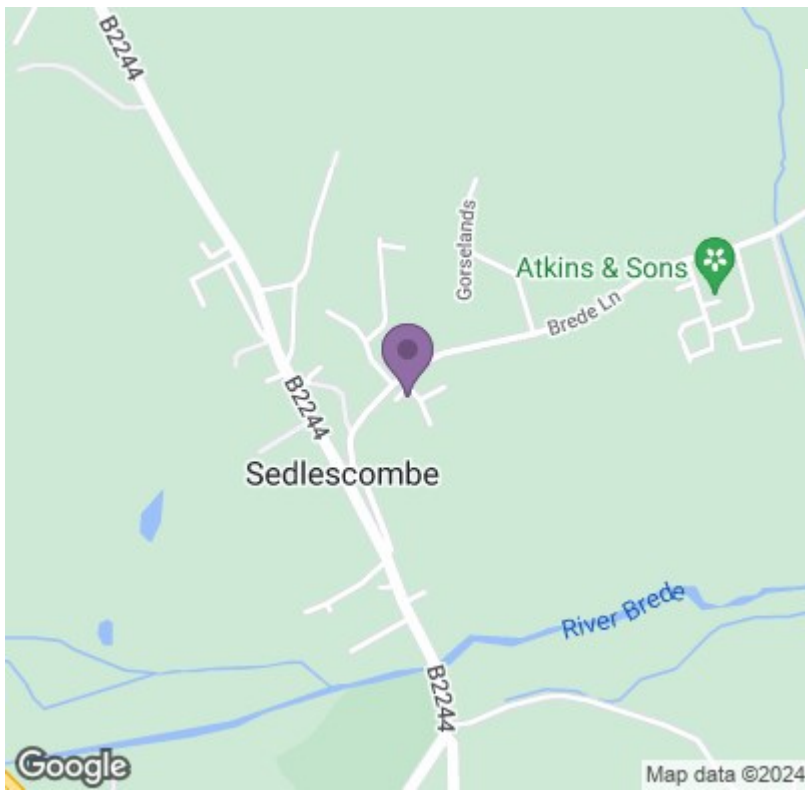








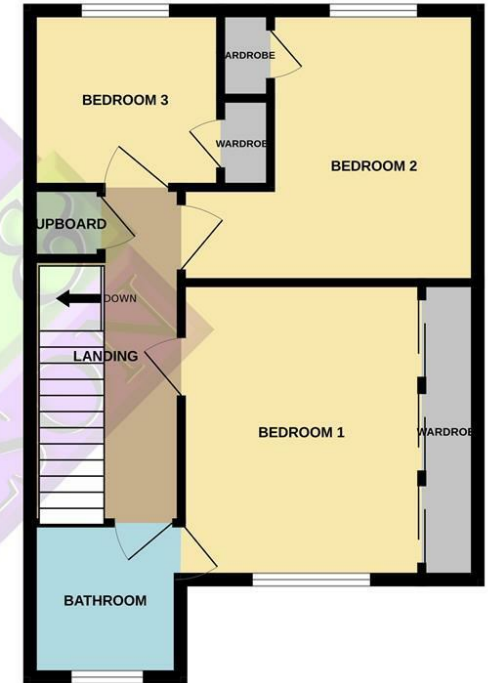




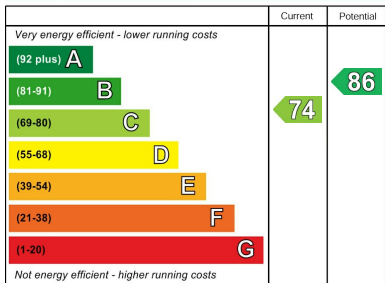
GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.

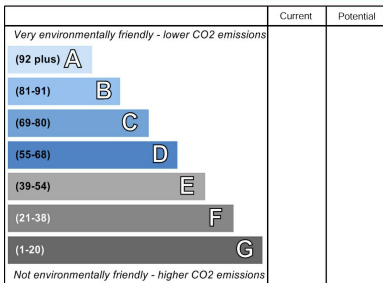


**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

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



England & Wales EU Directive 2002/91/EC

TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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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