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**Mole House Crazy Lane, Sedlescombe, East Sussex TN33 0QT
£750,000 Freehold**

Four bedroom detached home set on the outskirts of the highly regarded village of Sedlescombe, offering generous, flexible accommodation ideal for both family living and the commuter market. The property sits within the Claverham Catchment area and is also well placed for a range of sought-after primary and secondary schooling. Commuters benefit from convenient access to both Battle and Robertsbridge mainline stations. Sedlescombe village itself offers a public inn, convenience store with post office, village hall, church, playing fields and recreational spaces, all underpinned by a strong sense of community with various groups, clubs and a local surgery. The neighbouring village of Westfield further enhances amenities with additional shops, butchers, pub, surgery and open spaces. The historic market town of Battle is a short drive away, offering a vibrant high street and the famous Battle Abbey. The home enjoys plentiful off-road parking, a detached double garage with workshop, gated entrance, sheds and a generous wrap-around garden. Internally, the accommodation is both spacious and versatile. The ground floor comprises an entrance porch and lobby leading to a large kitchen/breakfast room with adjoining dining room. There is a utility room with downstairs shower room and Jack & Jill access to a double bedroom, along with a further double bedroom on this level. A substantial dual-aspect sitting/dining room features a wood burner and flows into a large conservatory, currently arranged with a home office area, seating space and doors opening onto a raised decking area. To the first floor, there is a family shower room, a spacious double bedroom with fitted wardrobes and access to a private sun deck/roof terrace, and a superb dual-aspect principal bedroom with en-suite area including a raised bath and walk-in wardrobe. The property is light, airy and well-proportioned throughout, with excellent annexe potential subject to the necessary consents.





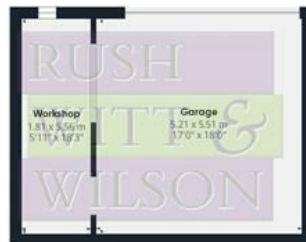




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

254.5 m²
2739 ft²

Balconies and terraces

44.8 m²
483 ft²

Reduced headroom

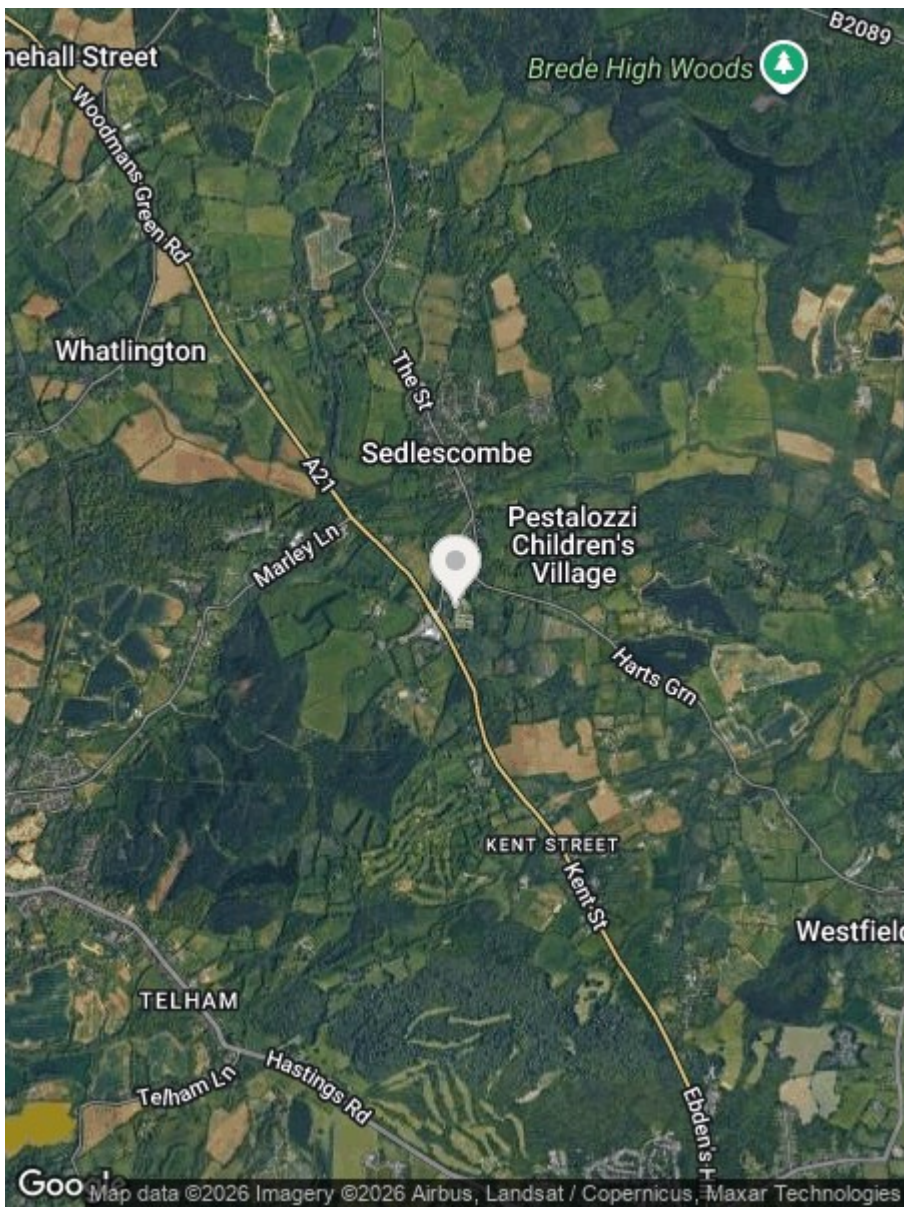
0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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