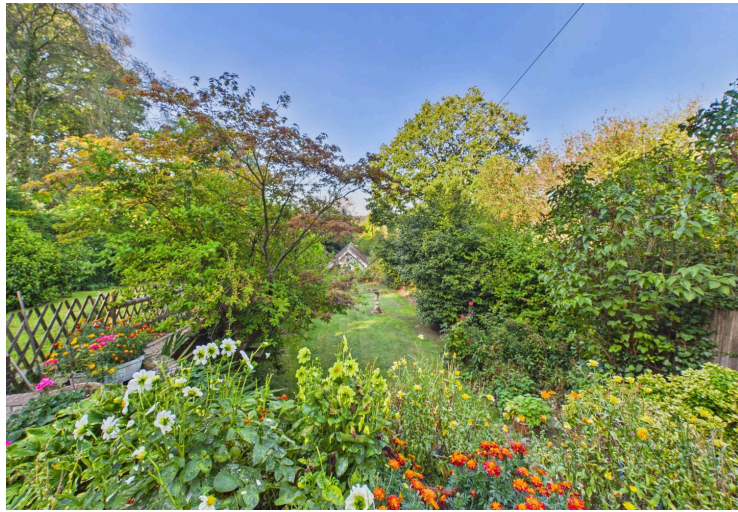




5 Chapel Hill, Sedlescombe

£400,000 Freehold

A family-friendly layout with a generous kitchen/dining room at its heart, opening straight onto the garden through bi-fold doors. There's a separate living room with open fire, useful downstairs WC, great storage, generous gardens, far-reaching views, garage and parking. GUIDE PRICE £400,000 – £425,000.



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To the right is the living room, a comfortable space centred around an open fireplace. A bay-style window looks out across the front garden and draws plenty of natural light into the room, while carpet underfoot gives it a softer feel.

The real heart of the home is at the back. The kitchen and dining room is a generous, sociable space designed to make the most of the garden and far-reaching views beyond. Stone-coloured floor tiles run throughout, while Velux windows and wide bi-fold doors bring in plenty of natural light and open the dining area directly onto the rear patio and garden.

The kitchen itself has white Shaker-style wall and base units, paired with black sparkle quartz worktops. A central island provides additional preparation space and incorporates the sink, while a large gas range cooker creates a natural focal point along the main run of cabinetry. There is plenty of workspace, alongside room for an American-style fridge freezer and integrated microwave and dishwasher. At the dining end, there is ample room for a large table and chairs, with the garden and views forming the backdrop.

Just off this space is a ground-floor WC, finished with the same stone-coloured tiled flooring and fitted with a white pedestal basin and WC. There is also useful storage beneath the stairs and a side door providing another direct route into the garden.

Upstairs, the bathroom sits at the top of the stairs and has a wood-effect laminate floor. A P-shaped bath has a shower over, accompanied by a white basin with surrounding storage and worktop, a concealed WC and white heated towel rail. An airing cupboard also houses the combi boiler.

There are three bedrooms on this floor. At the rear, a double bedroom enjoys particularly impressive views, complemented by wooden flooring and a built-in cupboard. The main bedroom sits at the front, again with wooden flooring and built-in storage, with the outlook adding to the sense of space. The third bedroom also faces the front and is a good-sized single room, with the same wooden flooring continuing through.

Outside, the house has generous gardens to both the front and rear, combining lawn, mature planting and separate places to sit outside. A block-paved patio provides seating space at the front, while the rear has a sandstone patio opening directly from the kitchen and dining room – a natural spot for outdoor dining while taking in the views.

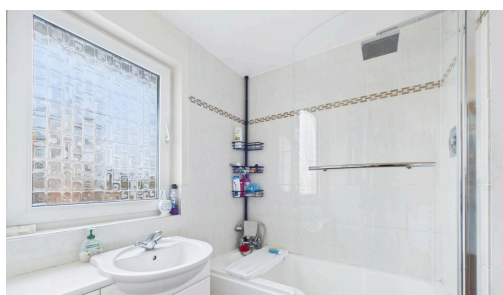
A garage sits to the front of the property, with driveway parking for one car. Double glazing, a combi boiler and wooden internal doors complete this well-proportioned semi-detached home, with its large kitchen and dining space, open fire, generous gardens and outlook to both the front and rear giving it plenty of character.



- Generous kitchen/dining room designed for family life
- Bi-fold doors opening directly onto the rear garden
- Central island with black sparkle quartz worktops
- Separate living room with open fireplace and bay-style window
- Far-reaching views to both the front and rear
- Large front and rear gardens with lawns, mature planting and patios
- Three well-proportioned bedrooms with wooden flooring
- Useful ground-floor WC and under-stairs storage
- Garage and driveway parking
- et in the village of Sedlescombe, surrounded by East Sussex countryside

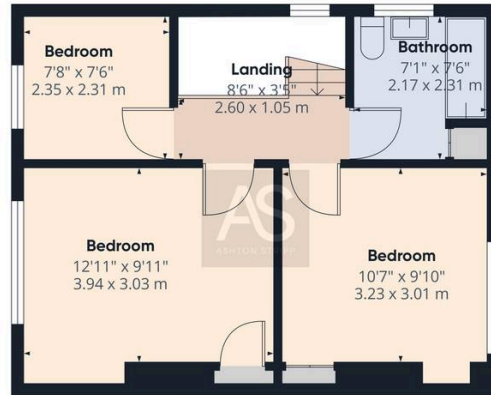


Set in the East Sussex village of Sedlescombe, surrounded by High Weald countryside, the property is well placed for village life and family essentials. Sedlescombe has its own primary school, village shop and post office, doctors' surgery and the Queen's Head pub, while nearby Battle provides further shops, amenities and a mainline station with direct services to London Charing Cross. Hastings and St Leonards are also within easy reach for a wider choice of shopping, leisure and schooling.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1009 ft²
93.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Floor 0



Approximate total area⁽¹⁾
599 ft²
55.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360