

15 Park Shaw, Sedlescombe

£500,000 Freehold

Set in the heart of Sedlescombe, this generously proportioned and versatile home offers flexible accommodation ideal for multi-generational living, home working, or those seeking extra reception space. With a semi-independent annexe, a large mature garden, and multiple living areas, it blends practical living with village charm.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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Step into the enclosed porch, a practical entrance before the main hallway where stairs rise to the first floor. To the left is a ground floor WC, and to the right a spacious double-aspect living room with an electric fireplace and sliding doors to the sunroom.

The sunroom links the living room, conservatory, and annexe, while offering direct garden access – a bright, flexible central space.

At the front, the open-plan kitchen and dining area features cream units, wood-effect worktops, a five-ring gas range cooker, tiled splashback, and space for all major appliances, plus a pantry cupboard. Tile-effect vinyl flooring flows through the kitchen, with carpet in the dining area. A door opens into the fully double-glazed conservatory, with part-brick walls, terracotta tiled flooring, electric heating, and garden views.

First Floor (Main House)

Upstairs, the landing leads to a main double bedroom with garden views and full-height built-in wardrobes.

Opposite is the family bathroom, recently fitted with wood-effect flooring, a white suite with chrome fittings, electric shower over bath, feature tiling, chrome towel rail, and vanity storage. A further bedroom overlooks the side of the property. An airing cupboard and eaves storage are accessible from both bedrooms.

Annexe-Style Accommodation

Accessed via the sunroom, the annexe provides an independent, versatile suite. The kitchenette includes wood-effect surfaces, a white sink, and space for a fridge freezer, with a private back door to the garden. Stairs lead to a double bedroom with Velux window, built-in storage, and an en-suite bathroom with bath, electric shower, tiled walls, and vanity unit. A separate front reception room offers further flexible use as a lounge, bedroom, office, or studio.

Outside

The mature rear garden features lawn, patios, planted borders, a vegetable patch, greenhouse, summerhouse, and shed, with convenient side access. The front offers a tarmac driveway for two cars, a lawn, and a paved path to the door.

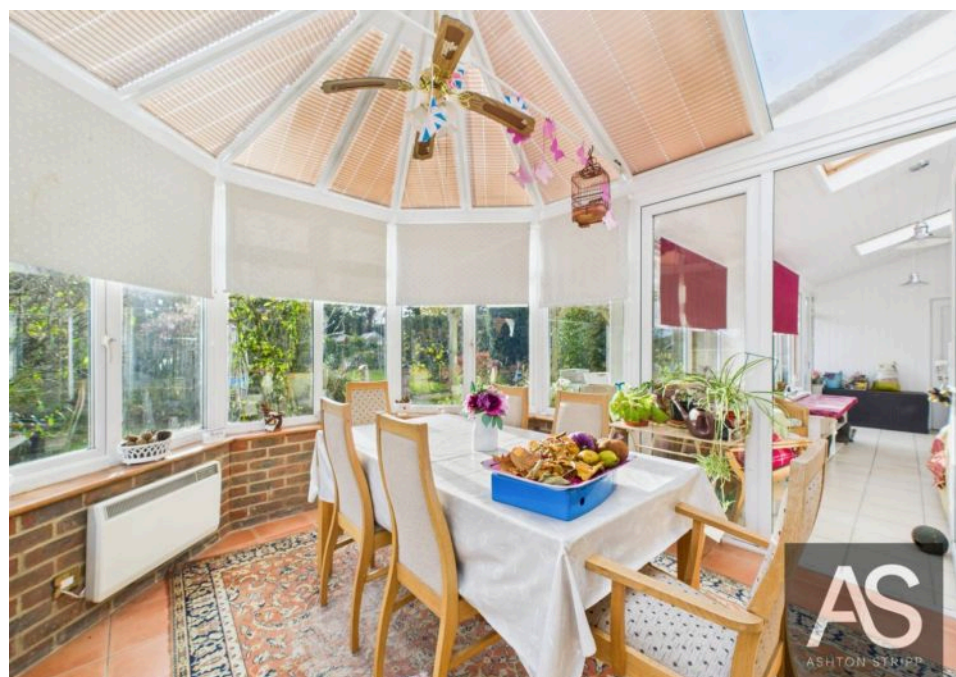
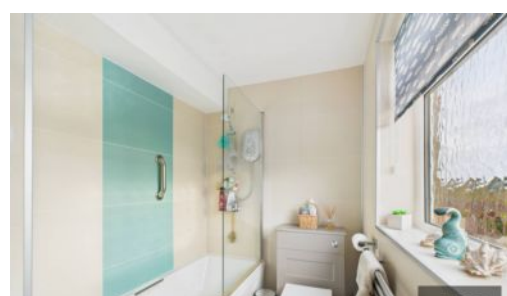
Set in the heart of Sedlescombe, this home enjoys village charm with a pub, shop, primary school, and doctors' surgery nearby, plus easy access to Battle, Hastings, and wider transport links. Scenic walks and a friendly community make this an appealing, well-connected location.



- Flexible layout with annexe-style accommodation
- Central Sedlescombe village location
- Conservatory, sunroom, and separate lounge spaces
- Mature rear garden with lawn, patio, and planting
- Private driveway with parking for two vehicles
- Side access and separate annexe garden entrance
- Double glazed with gas central heating throughout
- Well-proportioned bedrooms, including en-suite in annexe
- Ample internal storage including eaves storage and airing cupboard
- Dedicated vegetable patch, greenhouse, summerhouse, and well-built shed



Sought-after village setting in the heart of Sedlescombe, close to local shops, pub, primary school, doctors' surgery and countryside walks. Easy access to Battle, Hastings, and London rail connections.





Floor 0



Floor 1



Floor 0



Approximate total area⁽¹⁾

1492 ft²
138.8 m²

Reduced headroom

43 ft²
4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE 360



Approximate total area⁽¹⁾

975 ft²
90.7 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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