

**RUSH
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**Whispers, 2 Gorselands, Battle, East Sussex TN33 0PT
£650,000 Freehold**

Rush Witt & Wilson are delighted to present this spacious and light-filled detached 3-bedroom, 3-bathroom home in the heart of Sedlescombe village, set on a private plot with a stunning wraparound garden bordered by mature trees and shrubbery. The property offers versatile living spaces, including a triple-aspect living room, additional reception room, conservatory, dining room, kitchen/breakfast room, utility, cloakroom, and integral garage, all of which benefit from views over the garden and surrounding countryside. The layout provides excellent potential to adapt or create an annexe, with generous room sizes and flexible living areas. The master bedroom enjoys an en-suite and study area, with two further bedrooms, family bathroom and separate shower room. The home is move-in ready and ideal for families, offering privacy, space, and light throughout. Enjoy the flexibility to work from home or create bespoke living areas. The gardens provide a peaceful retreat with room for outdoor entertaining, gardening, or children to play safely. With off-road parking for multiple vehicles and an integral garage, convenience meets charm. Light, airy, and beautifully presented throughout, this home effortlessly combines village tranquillity with modern family living. Rarely does a property offer such versatility, space, and stunning gardens — a truly must-see opportunity in Sedlescombe. Set within the sought-after Claverham catchment, Sedlescombe is a picturesque village with a local shop/post office, pub, primary school, playing fields, tennis courts, playground, and its famous resident geese. Close by are scenic countryside walks, while the historic market town of Battle is a short drive away, with its amenities, high street, and mainline station. Hastings Old Town and the seaside are also easily accessible. A truly exceptional home combining space, versatility, and location — viewings are highly recommended via sole agents Rush Witt & Wilson.









Floor 0

Approximate total area⁽¹⁾

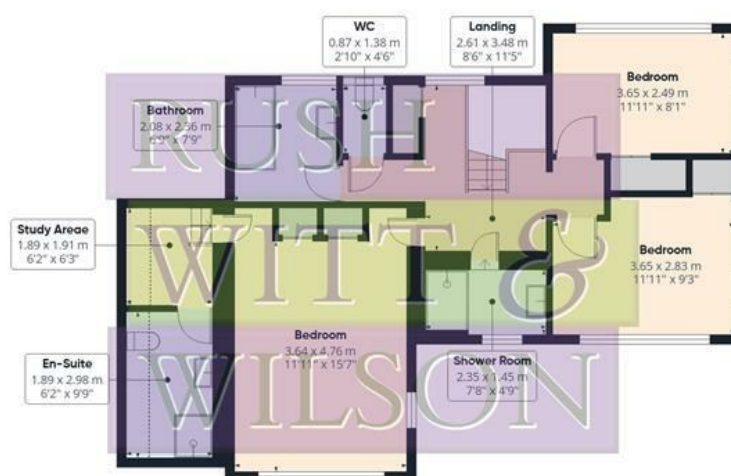
189.6 m²

2040 ft²

Reduced headroom

2.5 m²

27 ft²



Floor 1

(1) Excluding balconies and terraces

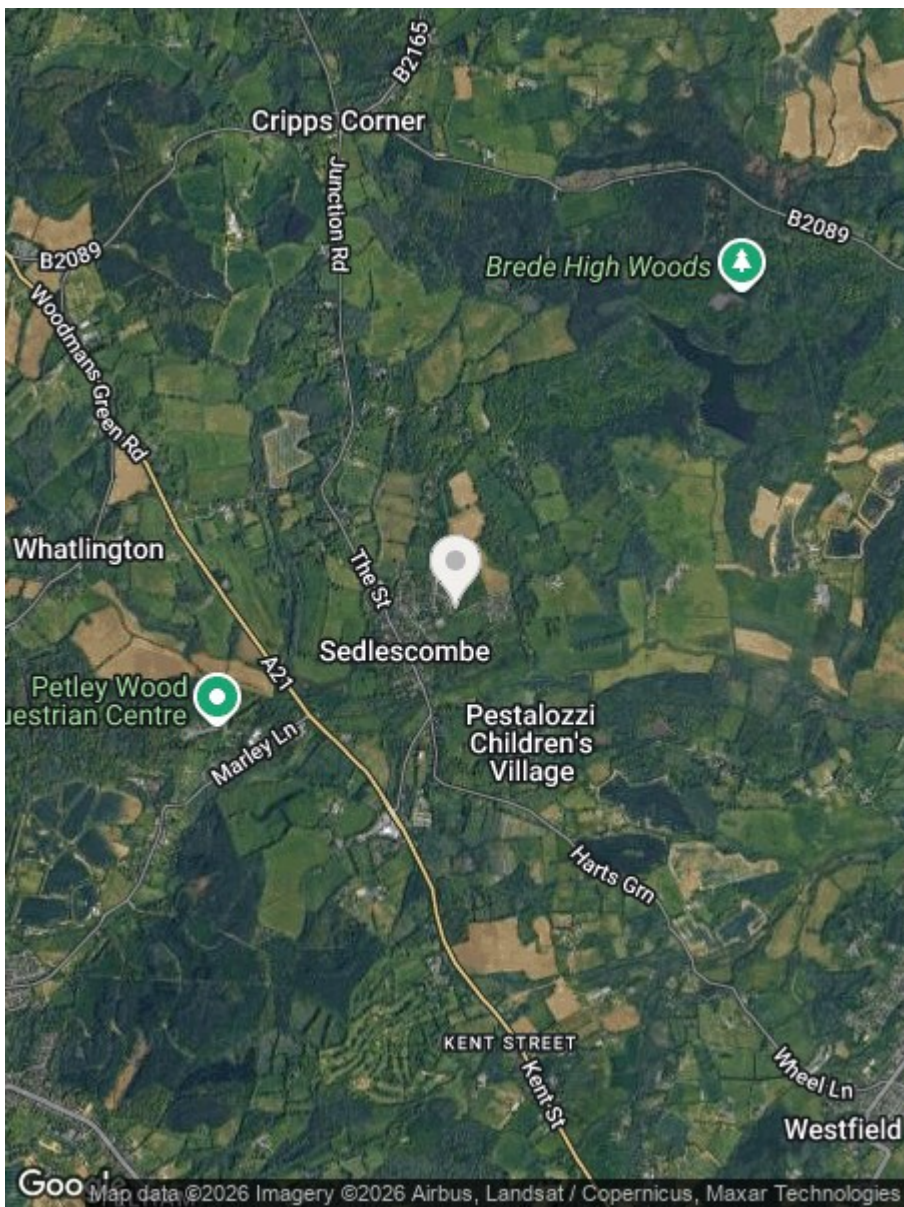
Reduced headroom

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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75
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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
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