Moloney
Country Property

# BY THE WAY

SEDLESCOMBE

# BY THE WAY, Sandrock Hill, Sedlescombe, Battle, East Sussex. TN33 0QR

An attractive, 3 bedroom chalet bungalow, set in beautifully landscaped gardens of 0.73 acres (tbv) with far reaching rural views, offering spacious, versatile accommodation over 2 floors, including 2 ground floor bedrooms and first floor principal suite, sitting/dining room with woodburning stove, bespoke fitted kitchen and large sunroom with doors out to the garden. Detached garage & carport, ample gated driveway parking, separate utility room and garden storage. Self contained annexe & summerhouse. Viewing Highly recommended.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, SUNROOM, LOBBY, 2 GROUND FLOOR BEDROOMS, BATHROOM. FIRST FLOOR PRINCIPAL BEDROOM SUITE WITH WALK IN WARDROBE AND SHOWER ROOM, LARGE ATTIC STORAGE ROOM. DETACHED UTILITY ROOM WITH STORAGE, SUMMERHOUSE, GREENHOUSE. GATED DRIVEWAY, DETACHED DOUBLE GARAGE, CARPORT, ANNEXE. MATURE, LANDSCAPED GARDENS. GAS CENTRAL HEATING. VIEWS.

Covered porch with door to:

ENTRANCE HALL: Tiled floor. Built in cupboard.

SITTING/DINING ROOM: Windows to front and side. Stairs to the first floor. Exposed brick fireplace inset with woodburning stove on tiled hearth. Opening to the kitchen. Double doors to the sunroom and:

LOBBY: Door to the side terrace.

KITCHEN: Window through to the sunroom. Fitted with grey wall units and cream shaker-style base units with worktop over, and white textured tiled splashbacks. Gas range cooker, space for an American-style fridge freezer. Wooden floor. Door back to the hall.

**Price Guide £ 765,000**

SUNROOM: Sliding doors leading out to the paved terrace. Tiled floor. Corner Wood burning stove on brick hearth.

BEDROOM TWO: Windows to the front and side.

BEDROOM THREE/STUDY: Window to the side.

BATHROOM: Window through the sunroom. Fitted with white suite. Tiled walls.

Stairs to:

FIRST FLOOR PRINCIPAL BEDROOM: Double aspect room with windows enjoying far reaching rural views. Part sloping ceiling. Walk-in wardrobe cupboard with door to large storage area. Door to:

EN-SUITE SHOWER ROOM: Fitted with white suite, comprising WC, hand basin and shower cubicle. Part tiled walls, tiled floor. Wall light points.Heated towel rail.

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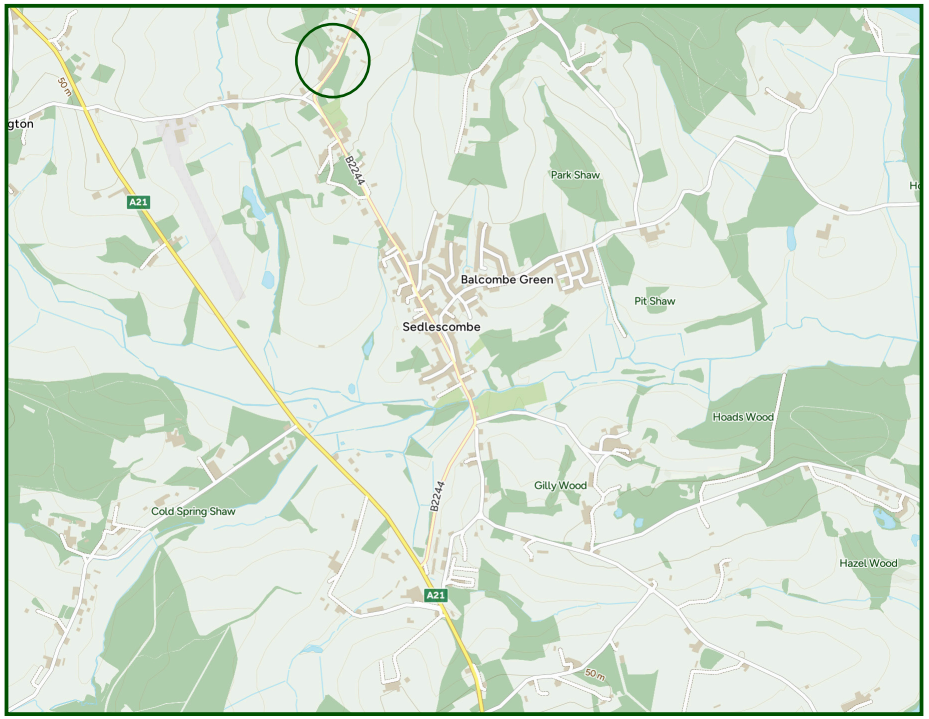
OUTSIDE: The property is approached from the road over an electric gated driveway, providing ample parking and giving access to the detached garage/ workshop with light and power connected and covered carport to the side. To the rear of the garage is a detached annexe with bifold doors opening onto a paved terrace area, comprising an open-plan living area with fitted kitchenette and a modern shower room. There is potential to enlarge the annexe into the garage if required. The enclosed, landscaped gardens are beautifully planted with an array of mature plants and trees. To the rear of the house is an extensive paved terrace, part pergola covered, perfect for alfresco dining and giving access to a utility room with fitted units, sink and tiled floor, along with additional storage, greenhouse, log store and detached summerhouse with bifold doors enjoying far reaching views.




IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**SERVICES:** Mains water electricity and gas are connected. Private drainage. Gas central heating.

**FLOOR AREA:** 292 $m^2$ ( 2,928 $ft^2$) Approx. Inclusive of all measured outbuildings.

**EPC RATING :** 'C'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND :** 'D'

**TENURE:** Freehold

**TRANSPORT LINKS:** Ideally positioned for the commuter is Battle which provides services to London Bridge, Waterloo, Charing Cross and Cannon Street as well as Hastings to the south. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

**DIRECTIONS:** Travelling towards Sedlescombe on the B2244 from Hawkhurst pass Sedlescombe Organic Vineyard on the right and Hurst Lane on the left. The property will be found on the right shortly before Stream Lane.

**What3Words (Location):** ///nicely.bulk.atomic

**VIEWING:** All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.


**MOLONEYCOUNTRYPROPERTY.COM**

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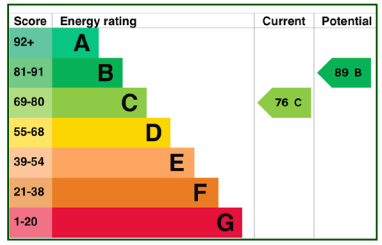
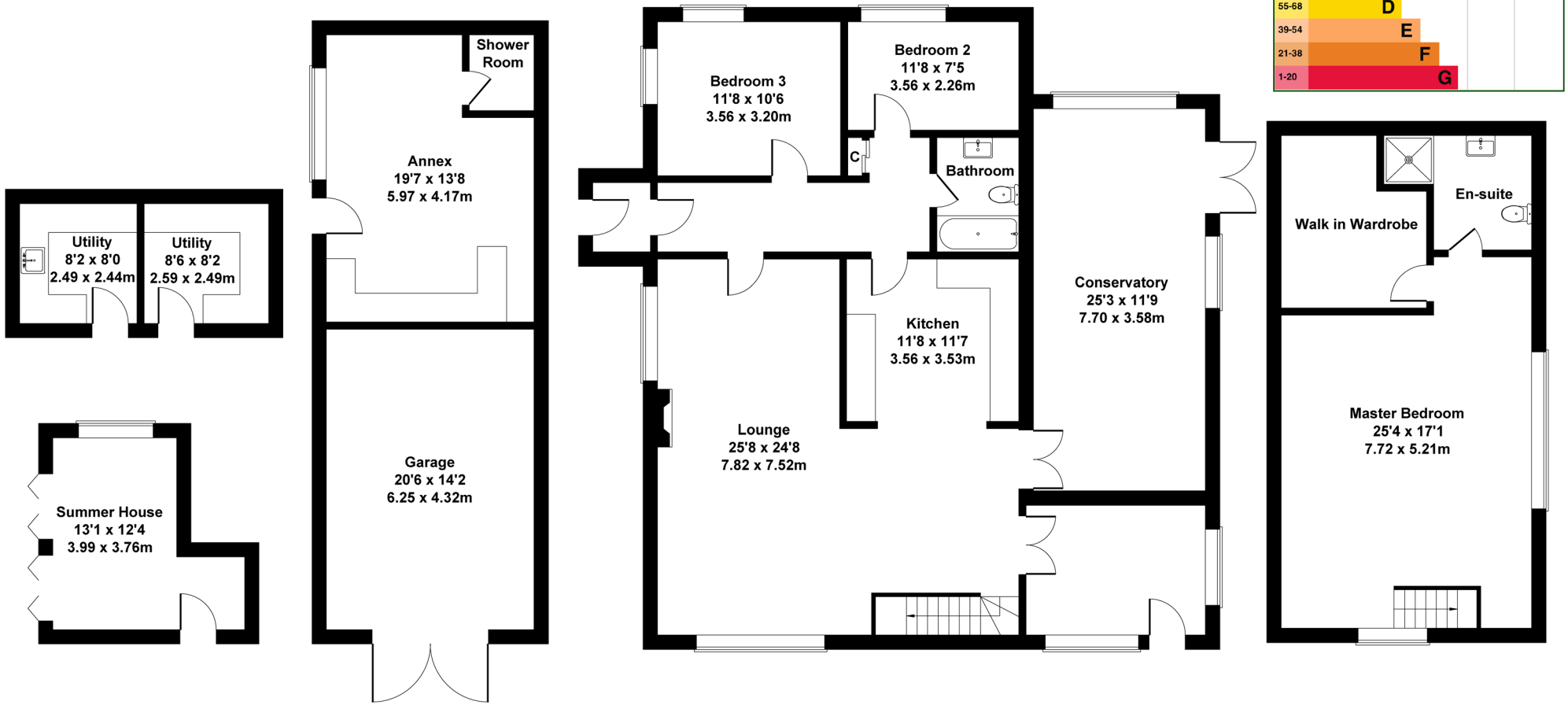
Approximate Gross Internal Area
2928 sq ft - 272 sq m




OUTBUILDING GARAGE GROUND FLOOR FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
**For Illustrative Purposes Only.**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**BY THE WAY, SANDROCK HILL, SEDLESCOMBE, BATTLE, EAST SUSSEX. TN33 0QR**

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