



## Midhurst Hurst Lane, Sedlescombe

£695,000 Freehold

Chain free, detached chalet bungalow in a quiet country lane on the outskirts of Sedlescombe. Midhurst has served the current owners of 45 years as a comfortable and versatile family home. It offers flexible accommodation with 2/3 reception rooms and 4/5 bedrooms, including a spacious first-floor office. It features open-plan living across the rear, garden with pergola, summer house and shed, with ample parking and a garage.



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Set within generous grounds of around two-thirds of an acre, including a private area of woodland, this versatile home enjoys a peaceful rural setting with space to live, work and relax. The property combines open, sociable living areas with flexible bedrooms and reception spaces, while the gardens and woodland provide privacy and a natural backdrop that changes with the seasons.

A porch at the front leads into a central hallway connecting the bedroom accommodation with the main living areas. A second porch at the rear provides practical everyday access into the dining room from the garden and parking area. From the hallway, the bedroom accommodation extends across the property. A spacious double bedroom to the front features engineered oak flooring and connects to a neighbouring room currently used as an additional reception space, though it could easily function as another bedroom. Further along the hallway are the remaining bedrooms, including the main bedroom overlooking the rear garden with wood-effect flooring, and another bedroom positioned to the front. A fully boarded loft space, accessed via a hatch in the hallway, benefits from cork tiled flooring, a Velux window and built-in cupboards, providing excellent storage. The dining room forms the central hub of the home, stretching across the rear and overlooking the garden. Engineered oak flooring runs throughout and sliding doors open onto the patio, allowing the space to flow naturally outdoors. Glazed double doors lead to the kitchen, while the room also connects seamlessly with the adjoining living room. The living room enjoys a pleasant garden outlook and continues the oak engineered flooring. A log burner set on a black tiled hearth creates a welcoming focal point. Positioned beside the living room, the kitchen features sage green wall and base units with white worktops and brick-style tiled splashbacks. Appliances include a stainless steel one-and-a-half sink, built-in full and half ovens with microwave, and space for a fridge freezer, dishwasher and washing machine. Tiled flooring continues into an adjoining hallway with a floor-to-ceiling storage cupboard and doors leading to the conservatory and cloakroom. The conservatory overlooks the garden and opens onto the patio between the conservatory and the main bedroom, creating a sheltered outdoor seating area with further access to the garden. The family bathroom is well proportioned and finished with stone-effect tiled flooring, underfloor heating and fully tiled cream walls. It includes a walk-in shower, separate bath, white pedestal basin and chrome fittings, with recessed spotlights providing bright, even lighting. A spiral staircase from the living area leads to an upper-level room currently used as a home office. This versatile space opens onto a balcony overlooking the garden and also provides access to additional loft storage.

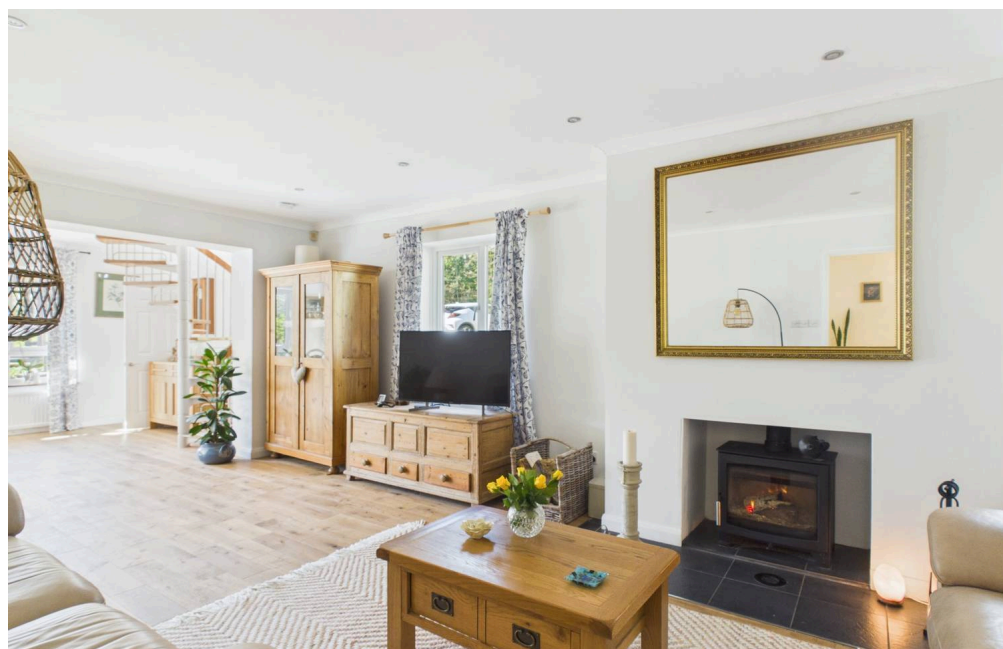
Outside, the grounds offer a variety of spaces to enjoy. A concrete driveway provides parking for several vehicles and leads to a power-connected garage with an electric door. To the rear, a sandstone patio runs along the length of the house, ideal for outdoor dining and relaxation. This leads to a wooden pergola with a timber-shingled roof, creating a sheltered seating area overlooking the lawn and mature planting. At the far end of the garden there is a large shed and a power-connected summer house. The front garden is approached via a sandstone path leading to the entrance porch, bordered by lawn and established planting, with a low brick wall forming the front boundary.

A generator installed to the left of the house is connected directly to the supply, making the property effectively power-cut proof and ensuring the home office can continue to function without interruption. An insulated storage cupboard sits beside the boxed-in generator.

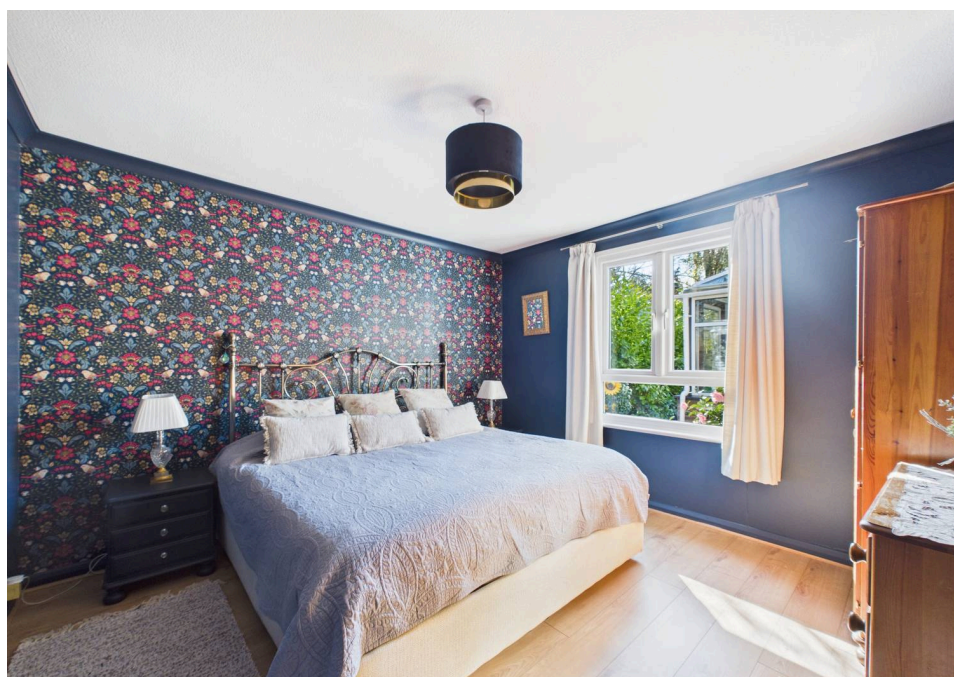
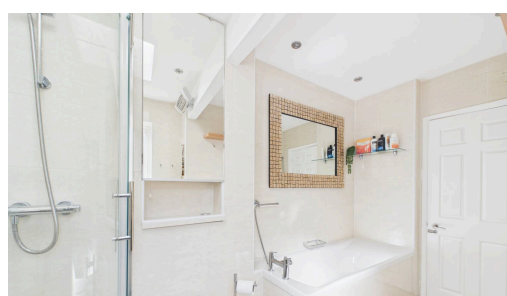
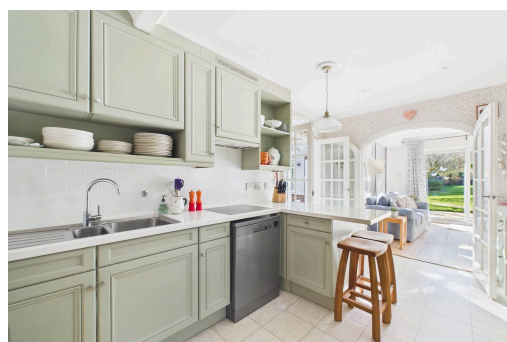
To the right of the property, an area of private woodland extends the grounds further, enhancing the peaceful setting and providing a natural backdrop to the home.



- Rural Sedlescombe setting within the High Weald countryside
- Approx. 2/3 acre plot including private woodland
- Versatile accommodation with flexible bedroom/reception layout
- Dining room across the rear opening to garden patio
- Living room with log burner and garden outlook
- Kitchen with sage green units and white worktops
- Conservatory opening onto patio and garden
- Spiral staircase to first-floor office with balcony
- Large driveway with ample parking and single garage with electric door
- Landscaped garden with pergola seating area, summer house and shed



The property is located on Hurst Lane in the village of Sedlescombe, a well-regarded rural setting surrounded by countryside yet close to everyday amenities. The village offers a shop, doctors' surgery, primary school, historic church and local pubs. Nearby Battle and Hastings provide a wider range of shops, restaurants and services, while mainline stations at Battle and Robertsbridge offer connections to London. The surrounding High Weald Area of Outstanding Natural Beauty offers extensive walking and cycling routes.





Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**  
1588 ft<sup>2</sup>  
147.6 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(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



Floor 0 Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
2007 ft<sup>2</sup>  
186.5 m<sup>2</sup>

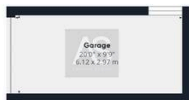
**Reduced headroom**  
18 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(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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Floor 0 Building 2

