



## Norton Tollgate Road, Sedlescombe

£655,000 Freehold

Detached home with a large detached garage and workshop. Front and back gardens. Good size drive. Village location with easy access to the A21 and a short drive to the train station and coast. Ample parking for up to 6 cars.



01424 772954  
[info@ashtonstripp.co.uk](mailto:info@ashtonstripp.co.uk)  
 33 High Street,  
 Battle,  
 TN33 0EH

Situated in the heart of the popular village of Sedlescombe, this detached home offers a wonderful blend of character, practicality and generous outdoor space. The property benefits from a large detached garage with adjoining workshop, ample driveway parking for up to six vehicles, and both front and rear gardens, making it ideal for families, hobbyists or those needing excellent storage and parking.

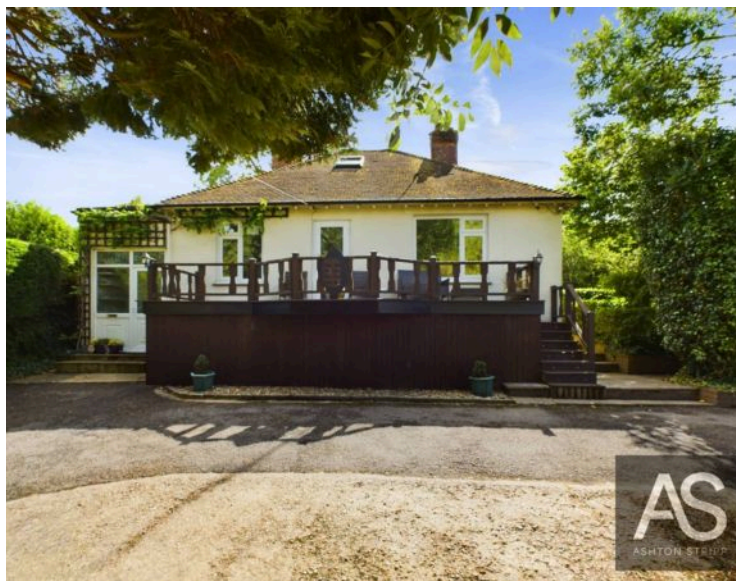
Internally, the accommodation is both flexible and well laid out. The upper floor hosts a charming bedroom with exposed wooden beams, two Velux windows and extensive under-eaves storage, creating a bright and distinctive space. On the ground floor, a versatile additional room provides the option of a study, guest room or occasional bedroom, complete with window and built-in storage.

The entrance hallway features laminate wood-effect flooring and leads to the main bathroom, which is fully tiled and fitted with a bath and shower over, towel radiator, window and panelled ceiling. The main bedroom enjoys a dual aspect, built-in storage and direct access onto the decking, offering a peaceful connection to the garden. A further well-proportioned bedroom also includes built-in storage.

The kitchen is well equipped with a wide range of white cupboards and drawers, generous worktop space, tiled flooring, double-aspect windows and room for white goods, creating a bright and functional cooking space. The living room is equally light and welcoming, benefiting from a double aspect and doors opening onto the decking, making it ideal for both entertaining and everyday living. Stairs lead down to a useful porch area with a large storage cupboard, currently housing a fridge-freezer, with potential to convert into a cloakroom if desired.

Outside, decking accessed from both the living room and main bedroom provides an excellent space for outdoor dining and relaxation, while the surrounding gardens offer plenty of room for gardening, play or further landscaping. The detached garage and workshop provide valuable additional space for storage, projects or hobbies.

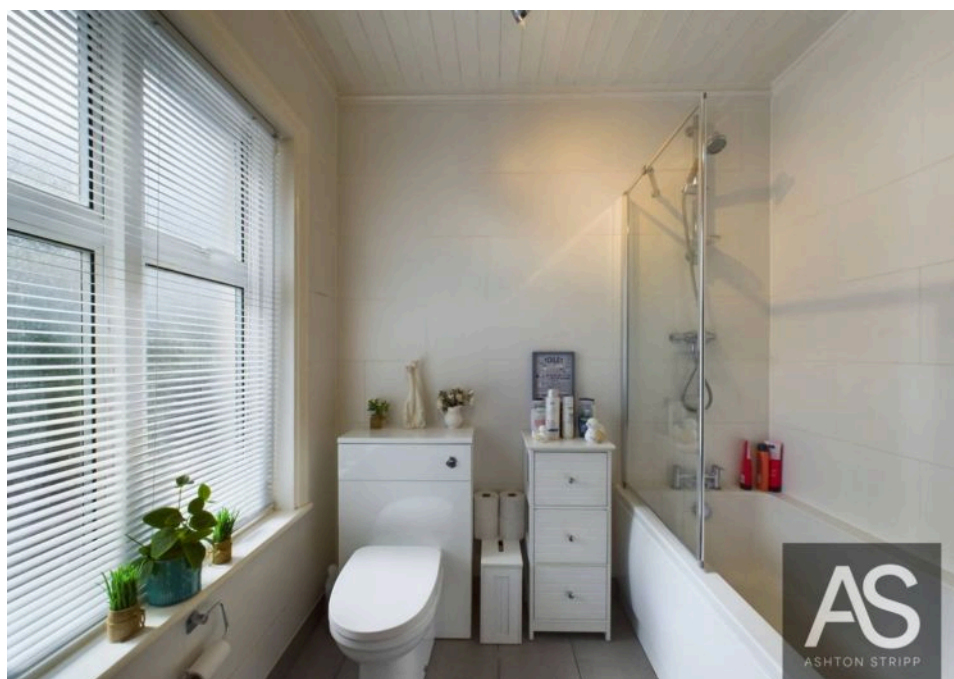
Sedlescombe is a highly regarded village known for its strong sense of community, village shop and post office, popular pub and hotel, and an excellent network of countryside walks on the doorstep. Sedlescombe Church of England Primary School is nearby, while the A21 offers convenient road links. Mainline stations at Battle and Robertsbridge provide direct services to London, and the coast at Hastings is a short drive away, with the historic town of Rye reachable in around 20 minutes..



- **Characterful Village Home:** Offering a blend of period charm and modern comfort in the heart of Sedlescombe
- **Gardens, Garage & Parking:** Front and rear gardens, a large detached garage with workshop, and driveway parking for up to six cars
- **Flexible Accommodation:** Top bedroom with exposed beams, Velux windows and under-eaves storage, plus a ground-floor room ideal as a study or extra bedroom
- **Living & Kitchen Areas:** Bright living room with doors to decking, and a well-equipped kitchen with white cabinetry, ample worktops and double-aspect windows
- **Convenient Location:** Close to village shops and Sedlescombe Primary School, countryside walks, A21 access, nearby mainline stations and the coast



Norton is located on Tollgate Road in the popular village of Sedlescombe, enjoying a peaceful setting with countryside walks close by. The village offers local shops, a primary school and pub, while Battle and Robertsbridge stations are within easy reach for London links, along with convenient access to the A21 and the coast.



 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	<div></div> <div><p>Approximate total area<sup>(1)</sup></p><p>1373.82 ft<sup>2</sup> 127.63 m<sup>2</sup></p><p>Reduced headroom</p><p>41.01 ft<sup>2</sup> 3.81 m<sup>2</sup></p></div>
 <p>Floor 0 Building 2</p>		<div><p>(1) Excluding balconies and terraces</p></div> <div><p> Reduced headroom (below 1.5m/4.92ft)</p></div> <div><p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p><p>GIRAFFE360</p></div>

You can include any text here. The text can be modified upon generating your brochure.