



15 Park Shaw, Sedlescombe

£475,000 Freehold

This generously proportioned and versatile home offers flexible accommodation ideal for multi-generational living with a independent annexe. A large mature garden, and multiple living areas, it blends practical living with village charm. (Guide price £475,000 - £500,000)



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

The **sunroom** acts as a central link between the living room, conservatory, and annexe, while also offering direct access to the garden – a practical, light-filled space that adds flexibility to the layout.

At the front of the house sits the **kitchen and dining area**, arranged in a sociable open-plan style. The kitchen features **cream wall and base units, wood-effect laminate worktops**, a stainless steel 1.5-bowl sink, tiled splashback, and a **five-ring gas range cooker with ovens below**. There's space for a dishwasher, washing machine, and fridge freezer, as well as a **pantry cupboard** for additional storage. **Tile-effect vinyl flooring** runs through the kitchen, with carpet in the adjoining dining space.

From the kitchen, a door opens into the **conservatory** – fully double glazed and part brick, with **terracotta tiled flooring** and **electric heating**. Overlooking the garden, this is a relaxing year-round spot that connects back to the sunroom, completing the ground floor's easy flow.

First Floor (Main House)

Upstairs, the **carpeted staircase** with wooden balustrades leads to a central landing. To the right is the **main double bedroom**, which enjoys peaceful garden views and includes a full wall of built-in wardrobes.

On the opposite side is the **family bathroom**, recently fitted with wood-effect laminate flooring, a white suite with chrome fittings, an electric shower over the bath, cream wall tiling with a feature strip, a chrome towel rail, and a vanity storage unit under the basin.

A further bedroom sits at the end of the landing, carpeted in beige and overlooking the side of the property. There's also an **airing cupboard**, and **eaves storage** accessible from both bedrooms along the front of the house.

Annexe-Style Accommodation Accessed via the sunroom, the **annexe-style suite** offers private, flexible space – ideal for guests, older children, or live-in family members. You enter into a **kitchenette** with **wood-effect laminate flooring and worktops**, a white sink with chrome fittings, and space for a small fridge freezer. A **private back door** opens directly onto the rear garden, offering a sense of independence, with **side access** available. **Stairs within the kitchenette** lead to a **double bedroom** with Velux window, side window with wooden shutters, built-in storage, and fitted carpet. The room is served by an **en-suite bathroom**, featuring a bath with electric shower over, cream tiled walls, wood-effect flooring, a chrome towel rail, and vanity storage under the basin. To the front of the annexe, a **separate reception room or bedroom 4** provides additional flexible space – ideal as a private lounge, bedroom, home office or studio.

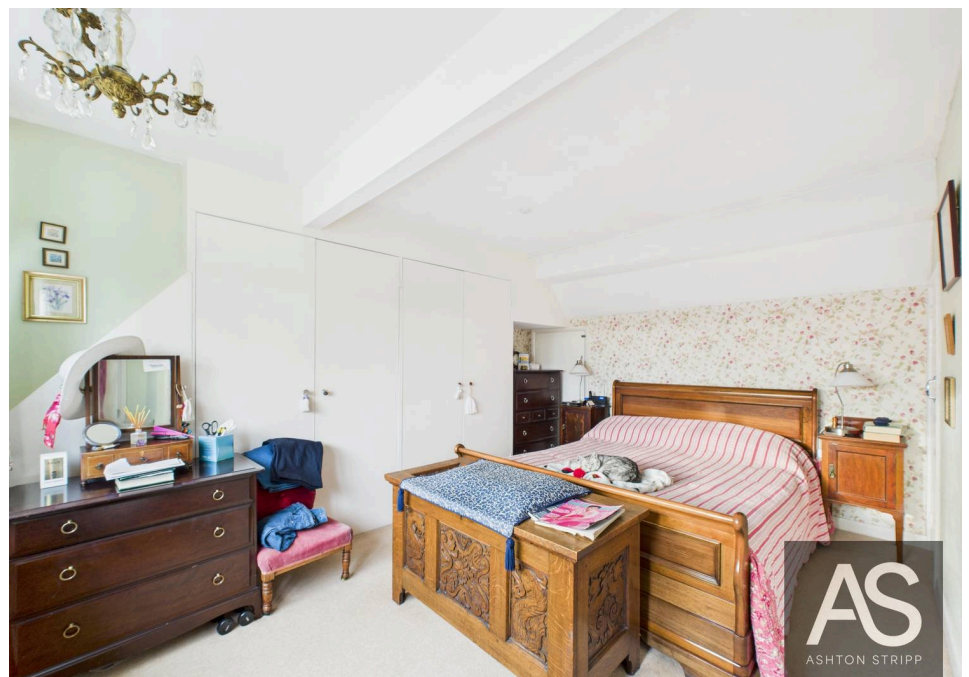
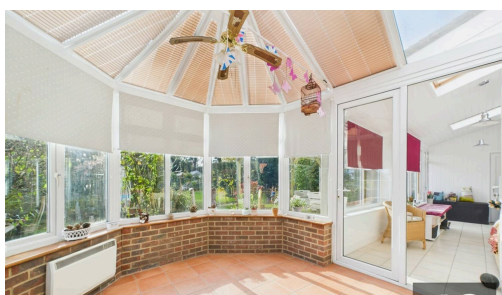
Outside The **rear garden** is mature, well-kept and thoughtfully arranged with lawn, patio seating areas, and deep planted borders. At the end of the garden, there's a **vegetable patch, greenhouse, summerhouse**, and a **well-built shed** – ideal for those with green fingers or hobbies. **Side access** makes the garden easy to reach and maintain. To the front, a **tarmac driveway** provides parking for two vehicles, alongside a lawn and a paved path to the front door.

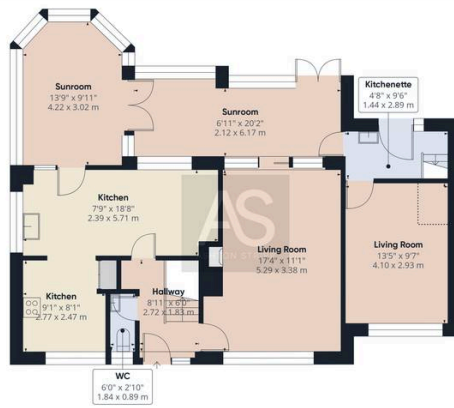


- Flexible layout with annexe-style accommodation
- Central Sedlescombe village location
- Conservatory, sunroom, and separate lounge spaces
- Mature rear garden with lawn, patio, and planting
- Private driveway with parking for two vehicles
- Side access and separate annexe garden entrance
- Double 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

Approximate total area⁽¹⁾

1492 ft²
138.8 m²

Reduced headroom

43 ft²
4 m²

(1) Excluding balconies and terraces

Reduced headroom

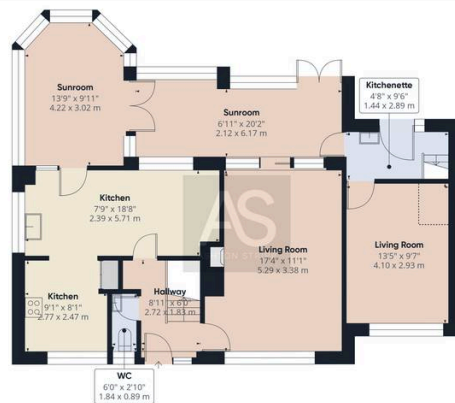
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Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1



Floor 0

Approximate total area⁽¹⁾

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138.8 m²

Reduced headroom

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4 m²

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Reduced headroom

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GIRAFFE 360



Floor 1