



Lynden Lea Hurst Lane, Sedlescombe

£800,000 Freehold

CHAIN FREE – A beautifully spacious rural home set within approx. 2/3 acre, offering flexible living including a snooker room/optional 4th bedroom, expansive reception spaces, conservatory, utility, double garage and ample parking, all surrounded by stunning gardens with pond for idyllic outdoor living. Guide price £800,000 – £850,000.



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This spacious home is designed to maximize natural light and offers a seamless flow between living, entertainment, and functional spaces. Upon entry, the hallway greets you with ample storage options and a large frosted window that illuminates the space. Additional storage is found beneath the stairwell, and conveniences such as a radiator and an easily accessible alarm panel enhance the entry area.

Adjacent to the hallway, a practical cloakroom features a WC, tiled flooring, a sink with decorative splashback tiles, and a radiator. The ground floor also hosts a double bedroom with a double aspect bay window, wall-to-wall carpeting, inbuilt cupboards, and a radiator, providing a comfortable and private space.

The snooker room or 4th bedroom or office, accessed from the hallway, features an interior window that enhances the sense of space and allows additional light to flow through, along with a front aspect bay window. The spacious living room, accessed from the hallway, enjoys double aspect windows and doors opening onto the patio, creating a bright and airy space with direct garden access, complemented by an electric fireplace as an attractive focal point. The adjacent dining area benefits from ample natural light via two large side windows and provides direct access to the conservatory, creating an easy flow into further living space. The kitchen is fitted with a breakfast bar, a window behind the sink, and standard appliances including a hob and oven, and leads to a utility room offering additional space for white goods and access to the garden via a window and door.

The conservatory, situated off the dining area, serves as a tranquil space to enjoy views of the meticulously maintained garden.

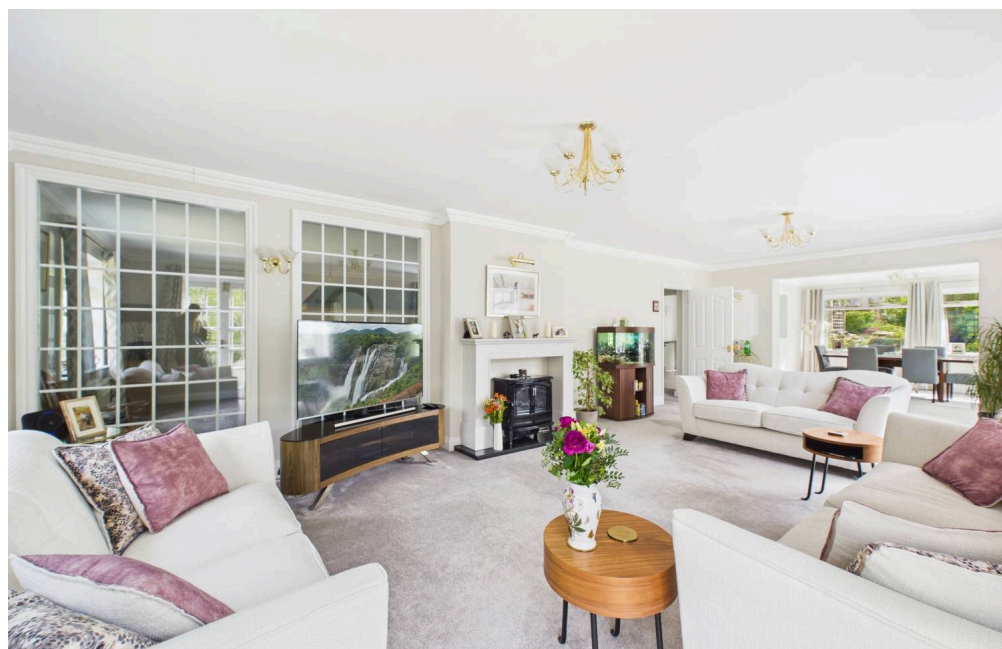
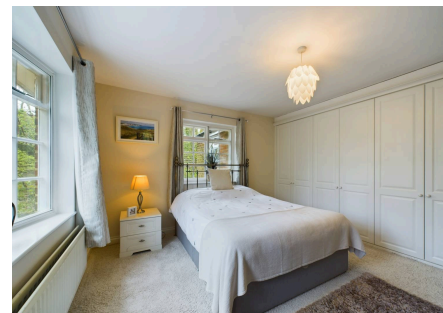
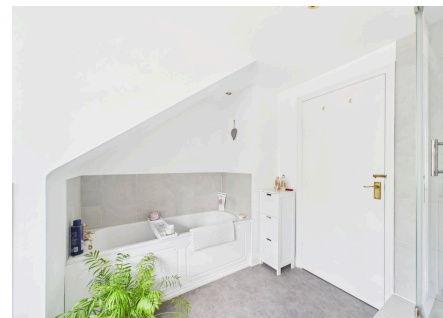
Upstairs, the landing, illuminated by a Velux window, creates a bright transition space between floors. A large double bedroom on this floor features double aspect windows and ample storage. The spacious upper-floor bathroom includes separate bath facilities, a walk-in shower, WC, and sink, complemented by a radiator and a window for natural ventilation. The master bedroom is notably large, offering triple aspect windows and built-in storage, ensuring a serene, well-organized retreat.

The property is set on two-thirds of an acre, landscaped with a diverse array of mature trees and shrubs, including Japanese maples and azaleas. There is a patio area, terrace and separate lawn areas. As well as a decorative pond.

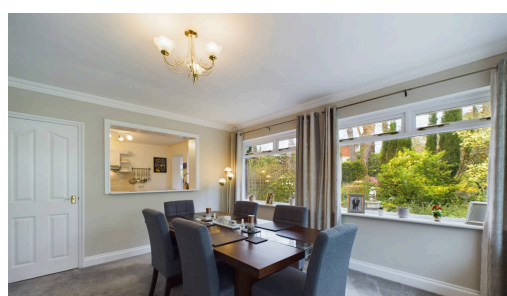
The grounds include a large driveway, a detached double garage with potential for conversion. There is a septic tank and the heating is oil fired.



- CHAIN FREE
- Maximized Natural Light: Design emphasizes ample natural light and seamless flow between spaces
- Spacious Entrance Hall: Offers ample storage and a large frosted window for added brightness.
- Ground Floor Bedroom: Features double aspect bay windows, wall-to-wall carpeting, and built-in cupboards
- Large Living Room: Double aspect windows and doors to the patio, plus an electric fireplace
- Dining and Conservatory Area: Abundant light, direct access to the conservatory, and smooth transition to the kitchen
- Lush Garden and Outdoor Amenities: Tranquil conservatory views and a two-thirds acre garden with a pond
- Additional Features: Large driveway, detached double garage with conversion potential



Sedlescombe is a charming East Sussex village offering a peaceful rural lifestyle. It features a local shop and post office, pub with beer garden, hotel, doctor's surgery, and primary school, along with tennis courts, a play park, and sports field. Surrounded by scenic countryside and bordering Bluebell Wood, it's ideal for walks. Located near Battle, with good schools and rail links to London, and under an hour from the coast, it combines countryside living with convenient access to amenities.



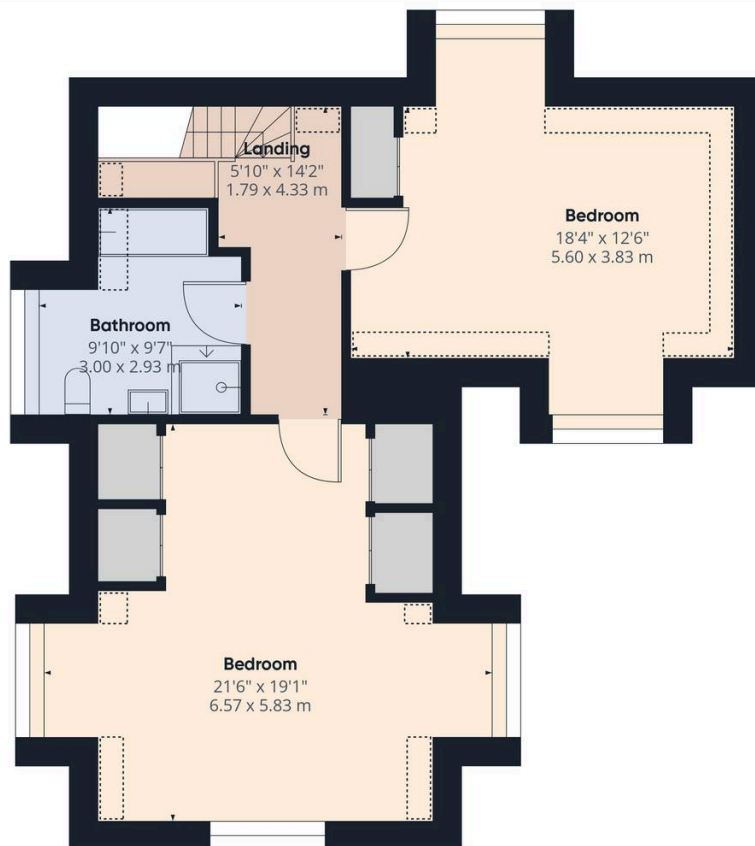


Approximate total area⁽¹⁾
1781 ft²
165.4 m²

(1) Excluding balconies and terraces

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 Building 1



Approximate total area⁽¹⁾
765 ft²
71.1 m²

Reduced headroom
60 ft²
5.5 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

GIRAFFE 360