







Beech House, Church Hill, Sedlescombe, TN33 0QP

4 Bedrooms | 4 Receptions | 2 Bathrooms | sq ft

JUST COUNTRY

£1,195,000

Freehold

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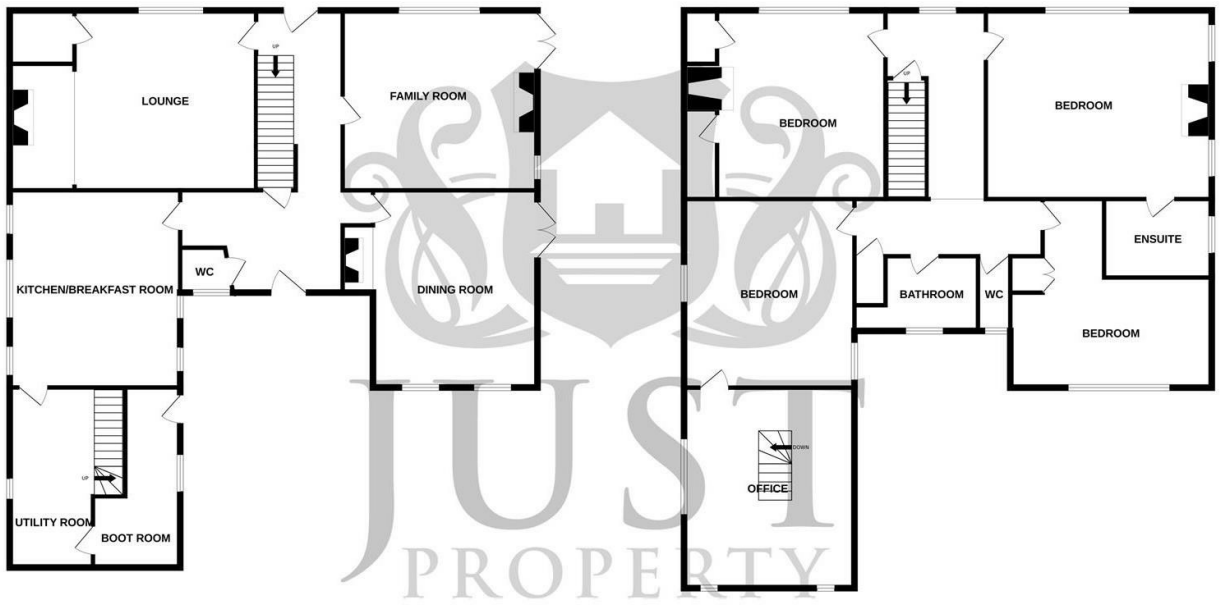


FLOORPLANS

Beech House, Church Hill, Sedlescombe, TN33 0QP

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DETAILS

Just Property are delighted to bring to the market the stunning Grade II listed Beech House, which has been in the current family's ownership for the past 25 years. Situated in a fabulous Area Of Outstanding Natural Beauty, the property is approached via a driveway, only half a mile from the village of Sedlescombe. This classic Sussex village offers a cricket club, village green and local amenities, including general store/post office, church, doctors surgery, public house and hotel/restaurant. Conveniently located close to Battle, Hastings, Rye and Bexhill, as well as mainline railway stations with links to London and Ashford. The property is also in the catchment area of many schools.

This beautiful property, which in part dates back to 1611, has been lovingly improved during the current ownership and now presents a fantastic four bedroom, four reception room and two bathroom detached period residence. The accommodation provides a spacious hallway with original flagstone flooring, leading through to a brand new, hand-made kitchen diner, with useful newly fitted utility and boot rooms. There is also a ground floor WC, beautiful dual aspect dining room with access to a cellar, as well as two family reception rooms. To the first floor there is a principal bedroom with wonderful ensuite, three further spacious double bedrooms, a family bathroom and light office with an independent staircase from the ground floor.

Externally, the property provides off-road parking for several vehicles, a splendid vegetable plot and beautiful mature gardens with two sun terraces and a fantastic selection of established plants and shrubs. There is also a sewage treatment works.

The property has a wealth of original features, including flooring and fireplaces, which give an amazing atmosphere to this unique period family house. To fully appreciate the character, quality and exceptional setting of Beech House, viewing is considered essential via the vendors sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Hallway
14'11" x 7'5" (4.56 x 2.27)

W.C

Cupboard

Dining Room
17'11" x 14'6" (5.48 x 4.42)

Cellar

Kitchen/Diner
17'5" x 15'8" (5.33 x 4.78)

Utility Room
15'0" x 7'11" (4.59 x 2.43)

Boot Room
14'10" x 8'0" (4.54 x 2.44)

Family Room
17'5" x 16'0" (5.31 x 4.90)

Lounge
16'2" x 15'7" (4.95 x 4.75)

Stairs To Landing

Main Bedroom
17'8" x 16'9" (5.41 x 5.12)

En-Suite
9'1" x 7'0" (2.78 x 2.14)

Bedroom
17'1" x 15'3" (5.22 x 4.66)

W.C

Bathroom
8'11" x 7'10" (2.74 x 2.39)

Airing Cupboard

Bedroom
18'11" x 17'7" max (5.78 x 5.37 max)

Bedroom
16'3" x 14'2" (4.97 x 4.32)

Office
17'5" x 16'6" (5.32 x 5.04)

Stairs To Loft Space

Parking Area

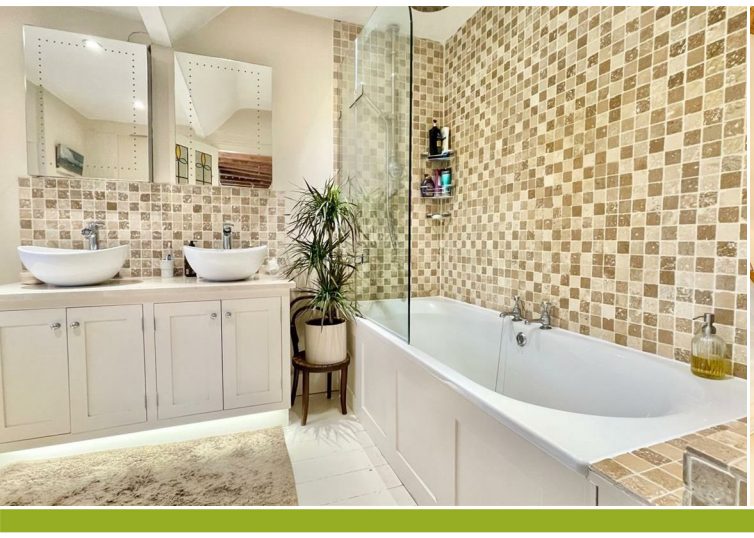
Front Gardens

Rear Gardens

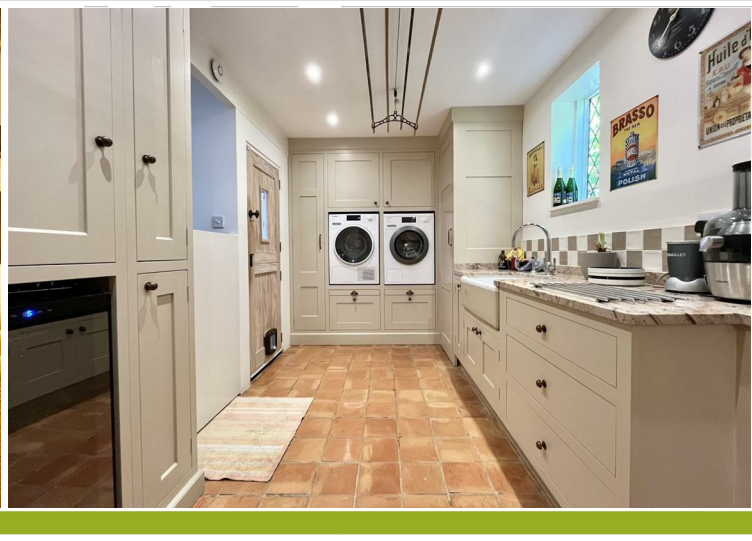
Vegetable Plot

FEATURES

- Stunning Property
- Grade II Listed
- Four Bedrooms
- Secluded Private Location
- Four Reception Rooms
- Ample Parking
- Beautiful Gardens
- Quality Interior Design
- W3W flotation.intention.aviators
- Close To Schools







Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.