



## Munkebo Balcombe Green, Sedlescombe

£300,000 Freehold

Chain free. Set back from the road on an elevated plot, along a private lane, this two-bedroom detached bungalow offers wrap-around gardens, a bright living room with garden access, detached garage with power, driveway parking for two cars, boarded loft storage and is available chain free. Guide Price £300,000 - £325,000.



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Stepping into the entrance hall, wood-effect laminate flooring runs throughout much of the home, creating a seamless flow. To the left, the living room is a bright and welcoming space, with a large window overlooking the front garden and glazed doors opening directly onto the rear garden, allowing plenty of natural light and an easy connection to outside.

The kitchen sits to the rear of the property and is fitted with grey shaker-style wall and base units complemented by black laminate worktops. A stainless steel sink overlooks the garden, while an electric oven and hob are built in with space for an under-counter washing machine and fridge freezer. An opening through to the living room creates a sociable feel, and a door leads directly onto the rear decking.

The bathroom continues the same flooring and is fitted with a white suite comprising a bath with shower over, pedestal wash basin, WC, chrome heated towel rail and fully tiled walls.

There are two comfortable double bedrooms, both benefiting from built-in storage. The rear bedroom enjoys views across the side garden, while the front bedroom overlooks the front garden, each offering a peaceful outlook.

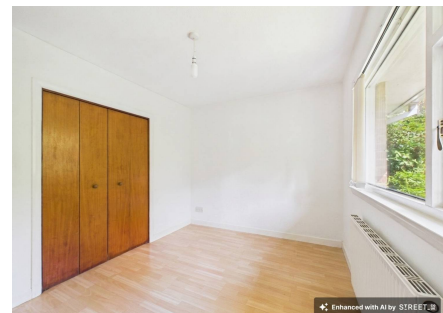
The loft is accessed via a ladder and has been boarded, providing useful additional storage. (the loft could be converted subject to planning permission)

Outside, the wrap-around garden offers a variety of spaces to enjoy throughout the day. Immediately outside the kitchen is a decked seating area with a south west orientation, ideal for morning coffee or summer dining, with a pathway leading to the detached garage and side gate. The garden continues around the property with paved seating areas, areas of lawn and mature planting, creating a private and established outdoor setting.

The detached garage benefits from both an up-and-over door and pedestrian access from the garden, together with power connected, making it ideal for storage, hobbies or a workshop. To the front, a block-paved driveway provides off-road parking for two vehicles alongside a lawned front garden.

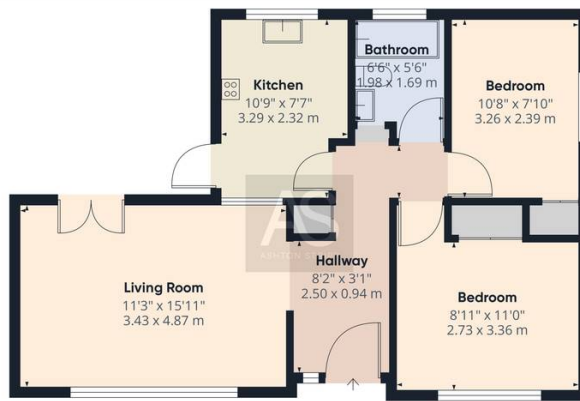


- Detached bungalow tucked away along a peaceful unadopted track.
- Wrap-around gardens with a blend of decking, lawn, paved seating areas and mature planting.
- Bright living room with doors opening directly onto the rear garden.
- Contemporary grey shaker-style kitchen overlooking the garden with an open feel to the living space
- Two double bedrooms, both with built-in storage.
- Boarded loft with ladder access providing useful additional storage.
- Detached garage with power and up-and-over door.
- Block-paved driveway providing off-road parking for two vehicles.
- Well-presented throughout with wood-effect flooring running through the main accommodation.
- Situated in the popular village of Sedlescombe, within easy reach countryside walks and excellent road links to Battle and Hastings.



Situated in the popular village of Sedlescombe, the property enjoys a peaceful setting with everyday amenities including a village shop, pub, primary school and countryside walks all close by. The market town of Battle is just a short drive away, offering a wider range of shops, cafés and a mainline station with services to London, while Hastings and the coast are within easy reach.





Floor 0 Building 1



Floor 0 Building 2

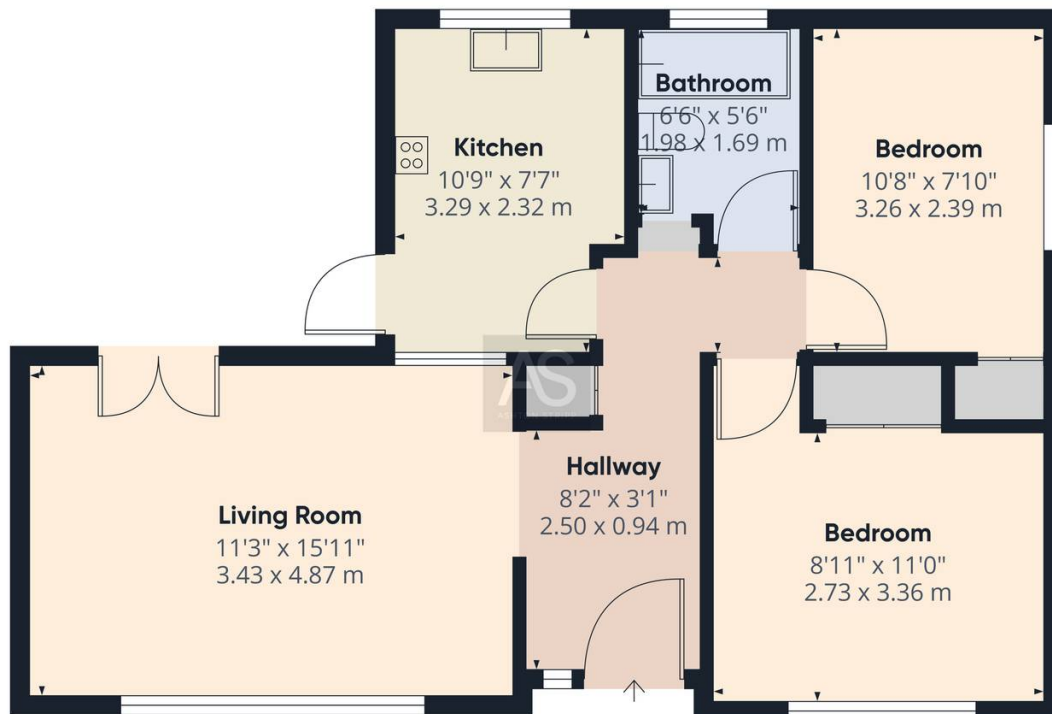


Approximate total area<sup>(1)</sup>  
771 ft<sup>2</sup>  
71.7 m<sup>2</sup>

(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.

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Floor 0 Building 1



Approximate total area<sup>(1)</sup>  
584 ft<sup>2</sup>  
54.3 m<sup>2</sup>

(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.

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