

**RUSH
WITT &
WILSON**



RUSH
WITT &

**Mole House Crazy Lane, Sedlescombe, East Sussex TN33 0QT
£700,000 Freehold**

****GUIDE PRICE £700,000-£750,000****

Four bedroom detached home set on the outskirts of the highly regarded village of Sedlescombe, offering generous, flexible accommodation ideal for both family living and the commuter market. The property sits within the Claverham Catchment area and is also well placed for a range of sought-after primary and secondary schooling. Commuters benefit from convenient access to both Battle and Robertsbridge mainline stations. Sedlescombe village itself offers a public inn, convenience store with post office, village hall, church, playing fields and recreational spaces, all underpinned by a strong sense of community with various groups, clubs and a local surgery. The neighbouring village of Westfield further enhances amenities with additional shops, butchers, pub, surgery and open spaces. The historic market town of Battle is a short drive away, offering a vibrant high street and the famous Battle Abbey. The home enjoys plentiful off-road parking, a detached double garage with workshop, gated entrance, sheds and a generous wrap-around garden. Internally, the accommodation is both spacious and versatile. The ground floor comprises an entrance porch and lobby leading to a large kitchen/breakfast room with adjoining dining room. There is a utility room with downstairs shower room and Jack & Jill access to a double bedroom, along with a further double bedroom on this level. A substantial dual-aspect sitting/dining room features a wood burner and flows into a large conservatory, currently arranged with a home office area, seating space and doors opening onto a raised decking area. To the first floor, there is a family shower room, a spacious double bedroom with fitted wardrobes and access to a private sun deck/roof terrace, and a superb dual-aspect principal bedroom with en-suite area including a raised bath and walk-in wardrobe. The property is light, airy and well-proportioned throughout, with excellent annexe potential subject to consents.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

254.5 m²

2739 ft²

Balconies and terraces

44.8 m²

483 ft²

Reduced headroom

0.3 m²

3 ft²

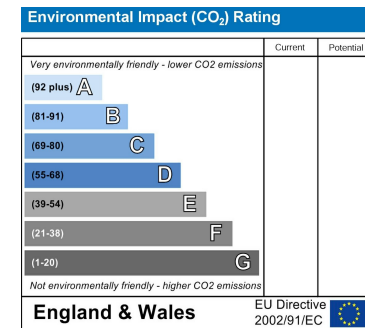
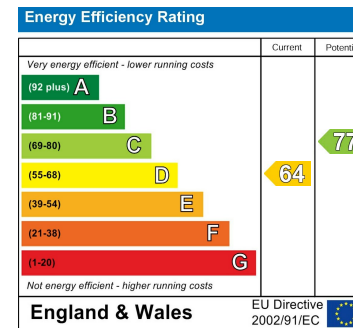
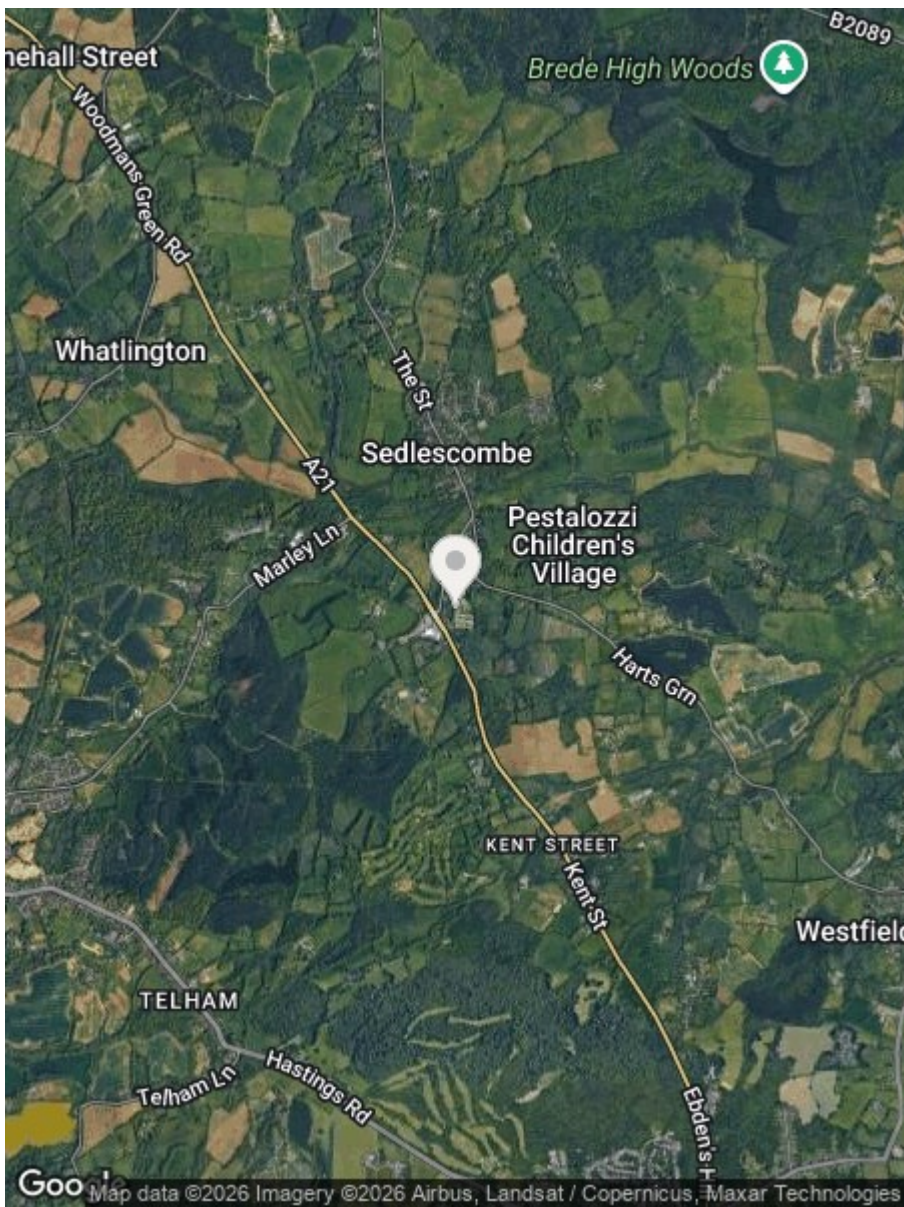
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**