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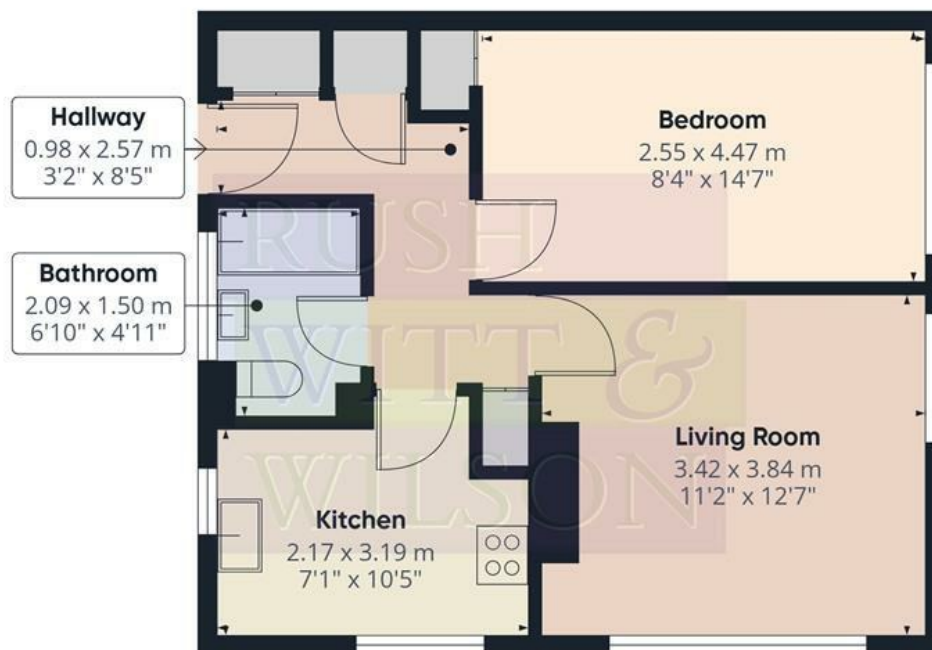
**9 East View Terrace, Sedlescombe, Battle TN33 OPY
£129,950 Leasehold**

Wake up to open fields and the occasional grazing deer from this first floor flat in Sedlescombe, where a newly installed kitchen and dual-aspect living space set the tone for easy, unhurried village life. The flat is accessed via a communal entrance door leading to the shared hallway and staircase, with a compact store room (approximately 5ft x 3ft 5in) situated opposite the flat's own front door, handy for coats, boots or seasonal kit. Inside, the entrance hallway is fitted with further storage cupboards and leads through to the double bedroom, which has its own built-in cupboard and makes a calm, uncluttered space to unwind, the tiled bathroom, finished with a bathtub and shower head attachment for a soak or a quick start to the day, and the dual-aspect sitting room, where morning light pours in alongside those same rolling field views shared by the kitchen. The lease is to be extended, giving buyers welcome peace of mind and one less thing to think about down the line. It is the kind of home that suits slow weekend mornings as much as busy weekday routines, with everything close at hand and little upkeep required. Sedlescombe itself is a postcard village, all timbered cottages, a green made for cricket in summer, and a genuine sense of community that makes newcomers feel at home quickly. Days here might mean picking up essentials from the village shop, an evening pint at the local pub, or a walk out along the footpaths that wind through the surrounding farmland. Families are well served by the village primary school, and a doctors' surgery sits right on the doorstep for everyday peace of mind. For anything further afield, Battle and Hastings are both a short hop away with their wider choice of shops, restaurants and mainline rail connections into London.







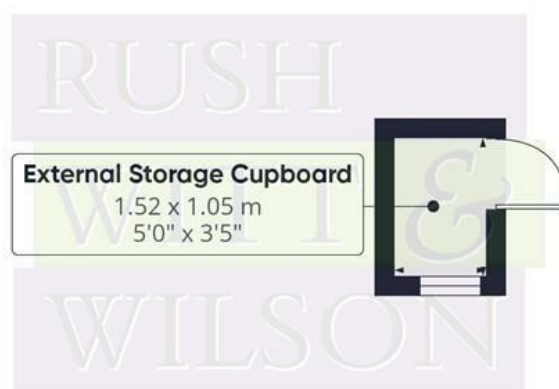


Floor 0 Building 1

Approximate total area⁽¹⁾

43.2 m²

464 ft²

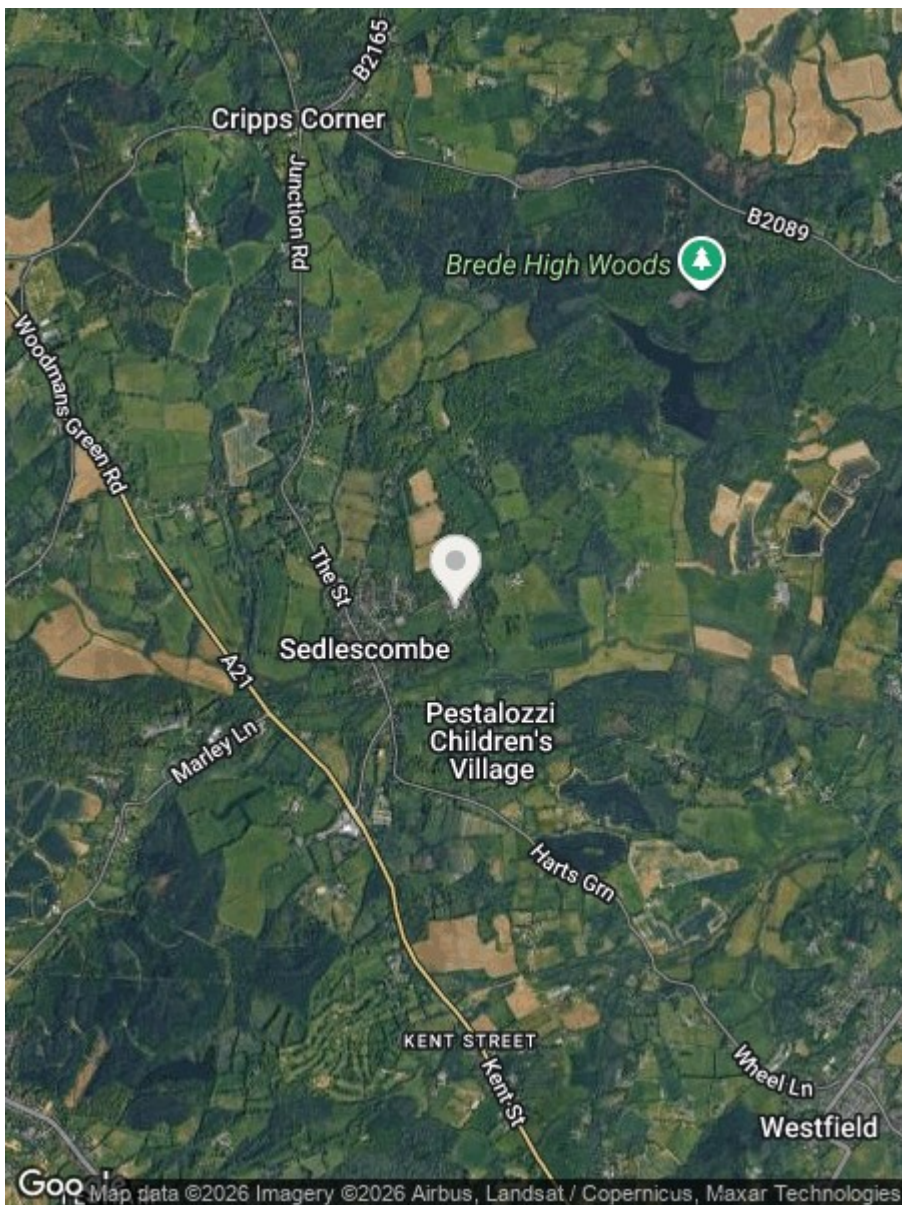


Floor 0 Building 2

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	57	60

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - A

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.

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