



MOLONEY COUNTRY PROPERTY

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COUNTRY PROPERTY
FOR SALE
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moloneycountryproperty.com

18 PARK SHAW SEDLESCOMBE



18 PARK SHAW, SEDLESCOMBE, EAST SUSSEX. TN33 0PP

SITUATED IN A HIGHLY DESIRABLE LOCATION, CLOSE TO THE CENTRE OF THE VILLAGE WITHIN THE CLAVERHAM CATCHMENT AREA, A DETACHED 5 BEDROOM CHALET STYLE FAMILY HOUSE OFFERING EXCELLENT SPACIOUS, VERSATILE ACCOMMODATION, PREVIOUSLY EXTENDED AND REFURBISHED. 2 RECEPTION ROOMS, CONSERVATORY, 3 GROUND FLOOR BEDROOMS, 2 FIRST FLOOR BEDS AND 2 BATH/SHOWER ROOMS. KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM & BOOT ROOM. GOOD SIZE ENCLOSED GARDEN, OSP. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, DINING ROOM, SITTING ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, BOOT ROOM/STORAGE, INNER HALL, 3 DOUBLE BEDROOMS, SHOWER ROOM. 2 FIRST FLOOR BEDROOMS, FAMILY BATH/SHOWER ROOM. FRONT GARDEN, 2 DRIVEWAYS, ATTACHED BRICK STORE. GOOD SIZE REAR GARDEN. GFCH.



Door with obscure double glazed windows to either side to:

ENTRANCE HALL: Skylight over. Oak floor. Doors to sitting room. Opening with step up to:

DINING ROOM: UPVC double glazed window to the conservatory. Stairs to the first floor with storage area below. Oak Floor, coved ceiling, inset ceiling lights. Door to kitchen/breakfast room. Opening to:

INNER HALL: UPVC window to side. Oak floor. Double sliding doored shelved storage cupboard.

BEDROOM: UPVC double glazed window to the front. Double sliding doored wardrobe cupboard. Oak floor. Coved ceiling. TV point.

BEDROOM: UPVC double glazed window to the front. Double sliding mirror doored wardrobe cupboard. Oak floor. Coved ceiling. TV point.

SITTING ROOM: Double aspect room with UPVC double glazed windows to rear and side. Inset ceiling lights, coved ceiling. TV point. Double glazed UPVC doors to:

CONSERVATORY: Wall to wall UPVC double glazed windows enjoying views over the rear garden, matching sliding doors to the garden. Oak floor.

KITCHEN/BREAKFAST ROOM: UPVC double glazed window through the conservatory, part glazed door with window alongside out to the garden. Fitted with range of base and wall units with woodblock worktop over, inset with single bowl, single drainer stainless steel sink unit. Glass upstands. Dual fuel range cooker with extractor over. Full height integrated fridge with matching freezer alongside, larder cupboard. Space for breakfast table. Oak floor. Inset ceiling lights. Steps up to:

SMALL LOBBY: UPVC window to side.

UTILITY ROOM: UPVC double glazed window to the rear with door to the garden alongside. Matching base and wall units with matching worktop over, plumbing for washing machine & space for tumble dryer

PRICE GUIDE £ 575,000



below. Curtained recess housing Worcester gas boiler and Megaflow hot water tank. Wood effect floor. Door to bedroom. Door to:

BOOT ROOM/STORE: UPVC double glazed door to the front, windows through to the garage. Range of shelves and storage space. Fluorescent tube light. Wood effect floor.

BEDROOM: UPVC double glazed window to the front. TV point.

SHOWER ROOM: Fitted with contemporary white suite comprising WC, hand basin set onto white high gloss vanity unit, with glass shelf and double mirror doored cabinet over, double walk-in shower cubicle. Tile effect vinyl floor. Extractor. Inset ceiling lights. Chrome ladder style heated towel rail. Aqua panelled walls.

Stairs from dining room to:

LANDING: UPVC double glazed window to the side. Matching doors to all rooms.

BEDROOM: UPVC double glazed window to the side, Velux window to the rear. Built-in wardrobe cupboards. Eaves storage cupboard. TV point.

BATHROOM: Obscure UPVC double glazed window to the side. Fitted with back to wall WC, hand basin set onto white high gloss vanity unit, panelled bath the shower over, glass screen to side. Tile effect vinyl floor. Part Aqua panelled walls. Inset ceiling lights, extractor.

BEDROOM: UPVC double glazed window to the rear, Velux window to the side. Eaves storage cupboard. TV point. Loft hatch.

OUTSIDE: The property is approached from the road over 2 separate driveways providing parking and giving access to the attached brick store, along with a small area of lawn and part hedged front boundary. The rear garden is mainly laid to lawn, completely enclosed to all sides and enjoying a wooded backdrop and planted borders, a terrace for al-fresco dining & brick built outbuilding for storage.

SERVICES: All mains services are connected. Gas central heating.

FLOOR AREA: 178 m² (1,916 ft²) Approx.

EPC RATING : 'C'

LOCAL AUTHORITY: Rother District Council.

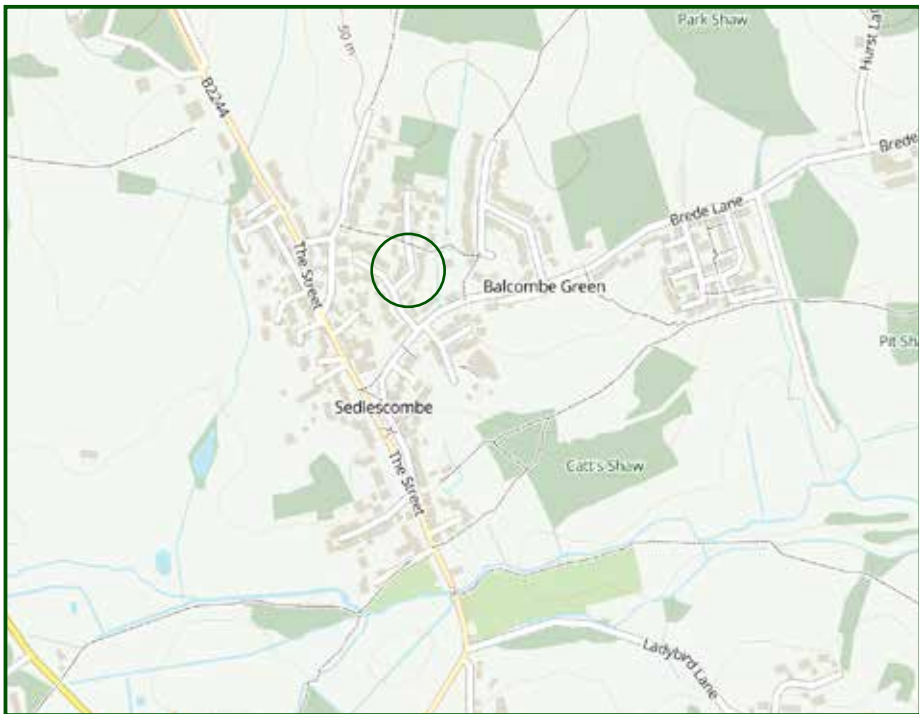
COUNCIL TAX BAND: 'E'

TRANSPORT LINKS: For the commuter Battle station provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

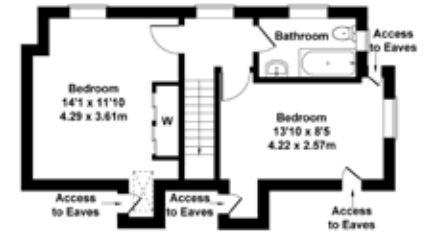
DIRECTIONS: Travelling on the A21 south towards Hastings, take the B2244 on the left towards Sedlescombe, continue past the village green taking the right turn into Brede Lane. Take the first left into Park Shaw, bearing right towards Orchard Way. No 18 will be found on the right.

What3Words (Location): [///wimp.running.incorrect](https://www.what3words.com/#!/wimp.running.incorrect)

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.

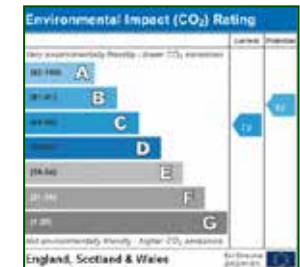


GROUND FLOOR



FIRST FLOOR

Not to Scale.
For illustrative Purposes Only.



MOLONEYCOUNTRYPROPERTY.COM

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IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.