



**Rosetta Cottage, Selmeston, Polegate, East Sussex, BN26 6UG**

Asking Price £599,950



## Rosetta Cottage, Selmeston, Polegate, East Sussex, BN26 6UG

Charming 3 bedroom property full of character boasting a lovely garden with outbuildings, situated in the village of Selmeston with its local village facilities.

### The Property

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Located in Selmeston, this charming house has lots of character including beams, solid wood Suffolk latch doors, woodburning stove, and a country kitchen with flexible accommodation for a family, making a comfortable, welcoming home. Upon entering the entrance hall, the doors lead both ways - either to a cozy sitting room with a fire set in a brick surround, or into the dining room which has built in cupboards.

The kitchen which overlooks the garden has an excellent range of wooden fronted wall and base storage units, space for appliances and an inset 'Belling' range cooker. There is also a sitting room or garden room opening straight into the garden, downstairs cloakroom. Upstairs the landing splits and there are two bedrooms to one side, one with deep storage and an outlook to the front across fields and one to the rear with far reaching countryside views.

The bathroom has a corner bath and electric shower. Deep walk in storage room also has a Velux window. The main bedroom is double aspect with doors leading onto the balcony which overlooks the garden, fully tiled en-suite shower room.

The garden really is a special feature, being superbly maintained, exceptionally well stocked and providing a fantastic display. Flowering shrubs and roses are abundant with a large manicured lawn. The front garden is also well stocked.

There is parking in front of the garage for multiple cars. Detached garage, studio, summerhouse and garden room with hot tub.

### The Location

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The village of Selmeston is located in the Wealden District of East Sussex. Middle Farm and Drusillas Park are just a stone's throw away, the village also benefits from the local amenities such as the village hall, garage with shop and The Barley Mow public house. Selmeston is also located 1 1/2 miles from Berwick Train Station which provides direct train links to Lewes, Brighton & Eastbourne.









# Oakley

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01273 487 444  
14a High Street, Lewes BN7 2LN  
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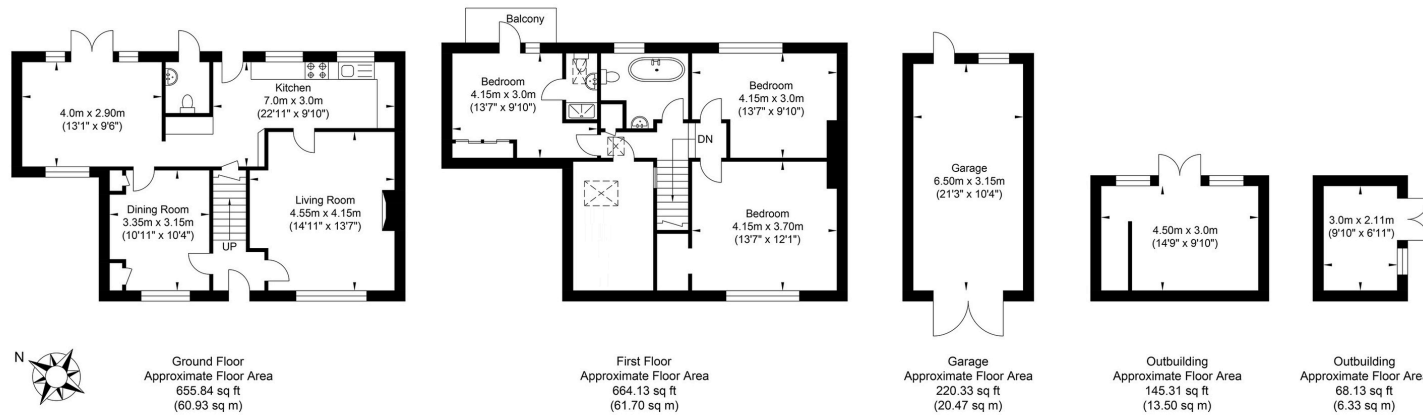
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## Lewes Road, Selmeston



Approximate Gross Internal Area = 162.93 sq m / 1753.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes  
Tenure Freehold  
Council Tax: Band C



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