

Norton Tollgate Road, Sedlescombe

£655,000 Freehold

Detached home with a large detached garage and workshop. Front and back gardens. Good size drive. Village location with easy access to the A21 and a short drive to the train station and coast. Ample parking for up to 6 cars.



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 Battle,
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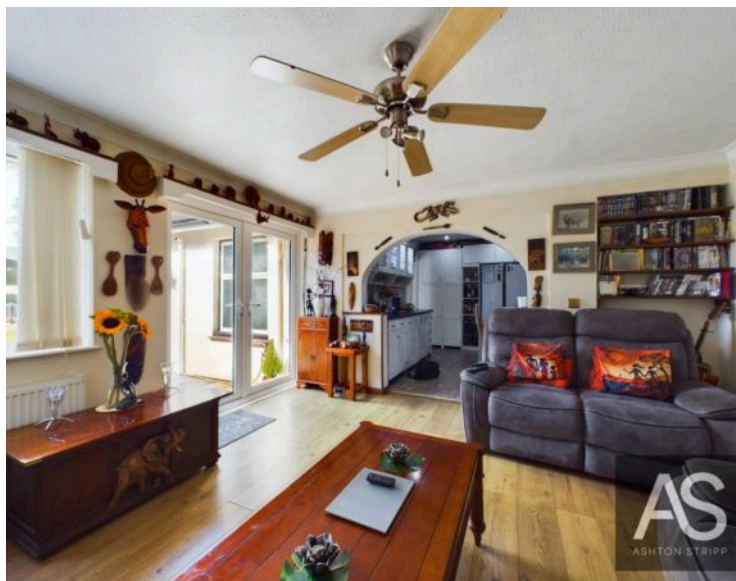
This detached house on Tollgate Road in Sedlescombe presents a harmonious blend of character and practicality. The top bedroom is notable for its under-eaves storage, two Velux windows, and wooden beam features, creating an inviting and unique space. On the ground floor, there is a versatile room that can serve as either a study or an additional bedroom, complete with a window and storage space.

The entrance hallway welcomes you with a laminate wood-effect floor, providing a warm introduction to the home. The bathroom is accessible from the hallway and includes a towel radiator, tiled floor, window, bath with shower above, fully tiled walls, and a panelled ceiling. The main bedroom benefits from double aspect windows and direct access to decking, along with built-in storage for convenience. The third bedroom is also spacious and includes built-in storage.

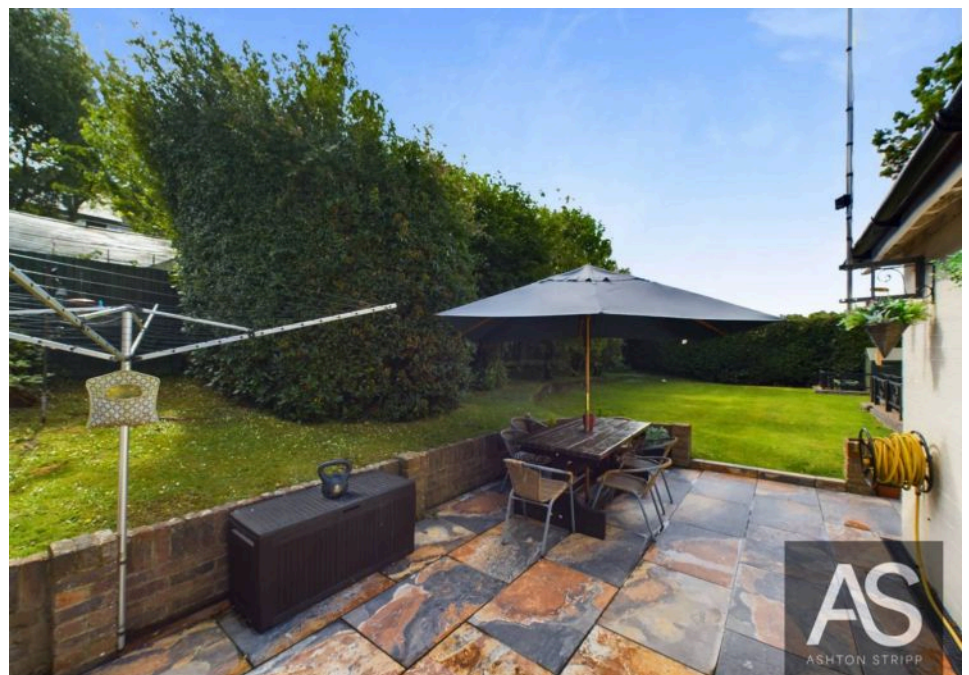
The kitchen is well-appointed with a range of white cupboards and drawers, large amount of counterspace. double aspect windows, and space for white goods. Tiled flooring. The living room is bright and airy due to its double aspect and doors that open onto the decking area, creating an ideal space for entertaining guests or enjoying quiet evenings at home. Stairs lead down to a porch area with a large cupboard that currently houses a fridge freezer but could be converted into a cloakroom if desired.

Externally, the property features decking accessible from both the living room and main bedroom, providing additional outdoor living space. The garden area offers ample room for gardening enthusiasts or those who enjoy spending time outdoors. Close to local amenities and well-regarded schools such as Sedlescombe Primary School.

Sedlescombe itself is known for its charming village atmosphere and close-knit community. With numerous walks on your step, a popular pub, hotel and village shop/post office. Easy access to the A21 and the mainline stations of Battle and Robertsbridge are a short distance. A short drive to Hastings for the coast with the historical two of Rye around 20 minutes away by car.



- A characterful home combining period features with modern living, set in the heart of Sedlescombe within walking distance of village shops, services and the well-regarded primary school, surrounded by countryside walks.
- Front and rear gardens complement a large detached garage and workshop, with a generous driveway providing parking for up to six vehicles.
- Bright, flexible accommodation includes a top-floor bedroom with exposed beams and Velux windows, a versatile ground-floor room, and light-filled living spaces opening onto decking for easy indoor-outdoor living, with excellent access to the A21, mainline stations and the coast.

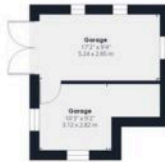




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1373.82 ft²
127.63 m²

Reduced headroom

41.01 ft²
3.81 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 0 Building 1



Approximate total area⁽¹⁾

983.54 ft²
91.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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