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5 Gregory Walk, Sedlescombe

£450,000



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Sedlescombe, Battle

Chain-free and updated in 2022, this stylish corner-plot home sits in a quiet cul-de-sac. It features a dual-aspect lounge with log burner, modern kitchen, and south-facing garden. Close to shops, schools and amenities—perfect for comfortable family living.

Council Tax band: E

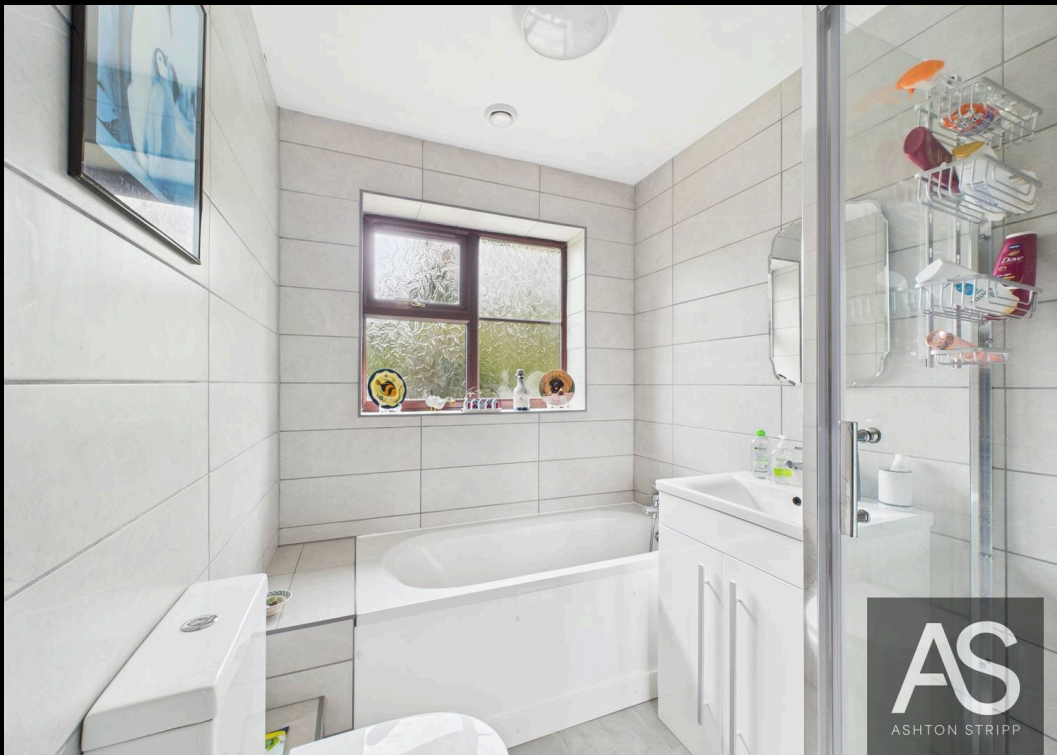
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Chain-free and fully renovated in 2022
- Generous corner plot with south-facing garden
- Dual-aspect living room with log burner
- Stylish kitchen with navy units and marble-effect worktops
- Separate utility room with access to garage and garden
- Fully tiled bathroom with walk-in shower and separate bath
- Two front-facing double bedrooms with grey carpets
- Garage with power, lighting and electric folding door
- Walking distance to village shops, school and countryside walks
- Peaceful Sedlescombe village location in East Sussex







A tiled porch with original red flooring and exposed brick opens into a second porch, laid with wood-effect tiles and space for coats and shoes — a practical transition into the home. The hallway, also tiled, gives access to all rooms.

The dual-aspect living room is light-filled and centres around a log burner (fitted a year ago) — perfect for cosy evenings. There's ample room for a dining table, and soft grey carpet adds warmth underfoot. The kitchen continues the sense of considered design, with navy fitted units, a marble-effect worktop, integrated dishwasher and fridge freezer, and an induction hob with raised electric oven. There's space for a breakfast table. The adjacent utility room mirrors the kitchen's finish, with navy cabinetry and worktop space for a washing machine and tumble dryer. From here, a door leads to the garden and another into the garage, which has power, lighting, and a folding electric door. The garage also houses the boiler, consumer unit, and provides access to the large, insulated loft—ideal for storage or potential conversion (STPP) The bathroom is fully tiled in a soft grey palette, with a walk-in shower (rain and handheld fittings), a separate bath, chrome towel rail, and a fitted white unit with integrated sink and storage. Two comfortable bedrooms complete the layout, both carpeted in grey with radiators and double-glazed windows. Both bedrooms overlook the front of the property, bringing in plenty of natural light.

The rear garden is south-facing and benefits from plenty of natural light throughout the day. It features a patio area with a raised plant bed, a lawn, and a shed/summer house with adjacent decking suitable for outdoor seating. Mature trees and planting add privacy, and there is side access to the garden next to the garage.

Located in the heart of Sedlescombe village, East Sussex, the home enjoys a peaceful yet convenient setting. A local shop (with Post Office), doctor's surgery (with on-site pharmacy), primary school, countryside walks, and a welcoming community are all within easy reach—making it a well-connected choice that retains plenty of rural charm.

