

47 Gorselands, Sedlescombe

£750,000 Freehold

A stylish home offering open-plan living, bifold doors to the garden, four double bedrooms (two en suites), and views over fields. Features include a sleek kitchen, utility room, and main bedroom with decking. Perfect blend of indoor-outdoor living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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This stylish and versatile home offers contemporary open-plan living with bifold doors to the garden, four double bedrooms including two en suites, and lovely views across open fields. With a sleek kitchen, bright living spaces, and a main bedroom opening onto private decking, it delivers an effortless balance of indoor-outdoor living.

A useful porch leads into a welcoming hallway with modern laminate flooring and a warm, inviting feel. To the front sits a comfortable ground-floor double bedroom, ideal for guests, multigenerational living, or use as a home office. The heart of the home is the contemporary kitchen, featuring composite-effect marble worktops, induction hob, integrated dishwasher, space for a fridge-freezer and oven-grill, and subtle spotlights. Bifold doors open wide to the garden, creating a seamless space for entertaining or relaxed family dining. A practical utility room offers plumbing for white goods, extra storage, and its own access to the outside, while a separate WC adds convenience.

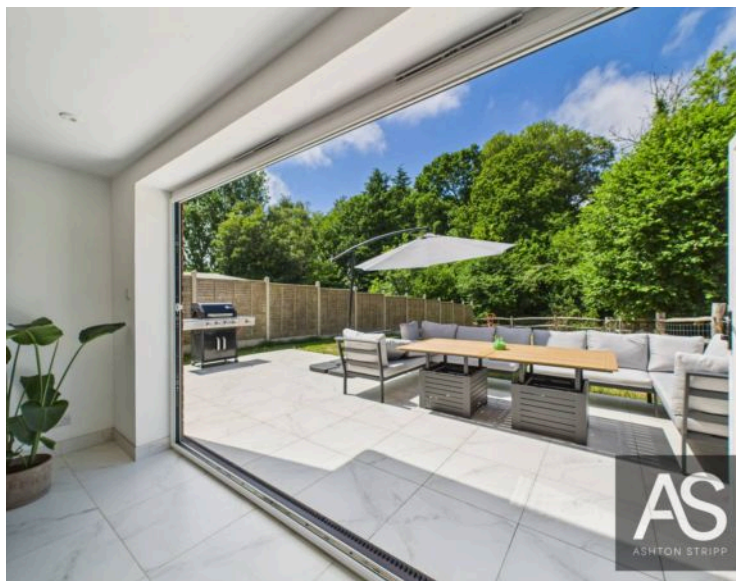
The bright double-aspect living room enjoys views over the rear garden and open countryside beyond, offering a peaceful setting for everyday living. The main bedroom, set just off the hallway, feels like a private retreat with sliding doors opening to decking—perfect for morning coffee or evening relaxation. It also features a walk-in wardrobe and a sleek en-suite shower room with contemporary black fittings.

Upstairs, a further double bedroom sits beneath Velux windows that fill the space with light and benefits from built-in storage and its own stylish en-suite. The family bathroom is finished with brass-effect fittings and includes a bath with rainfall shower, towel radiator, and a smart vanity unit.

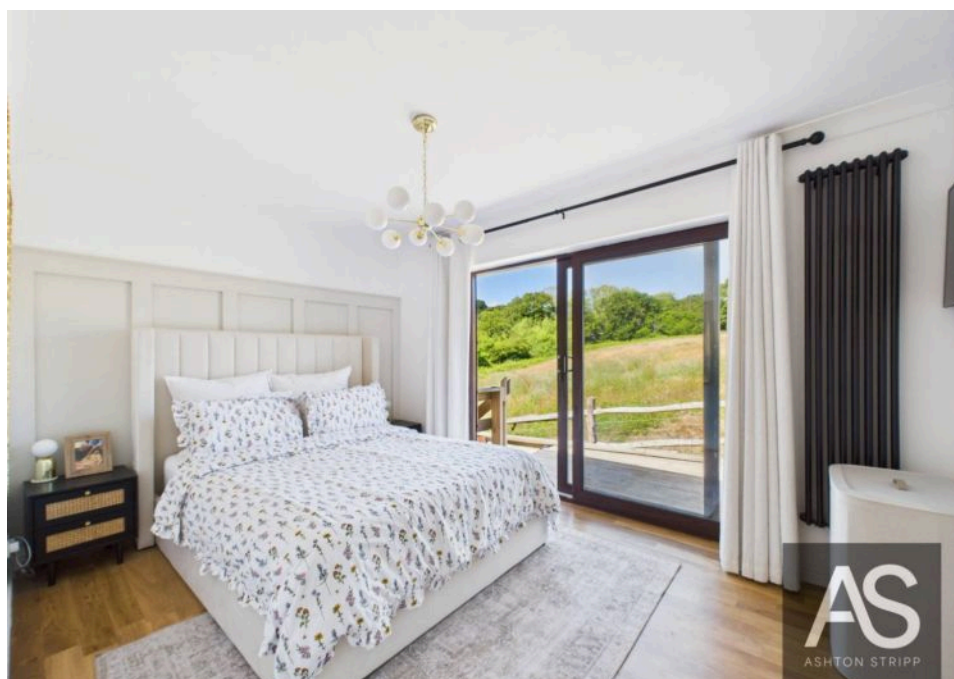
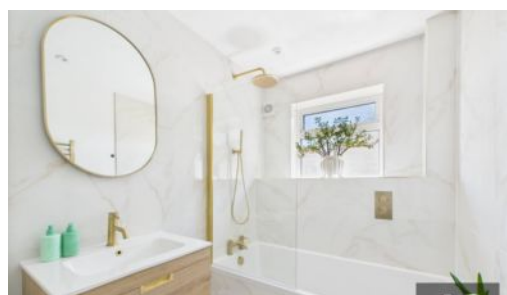
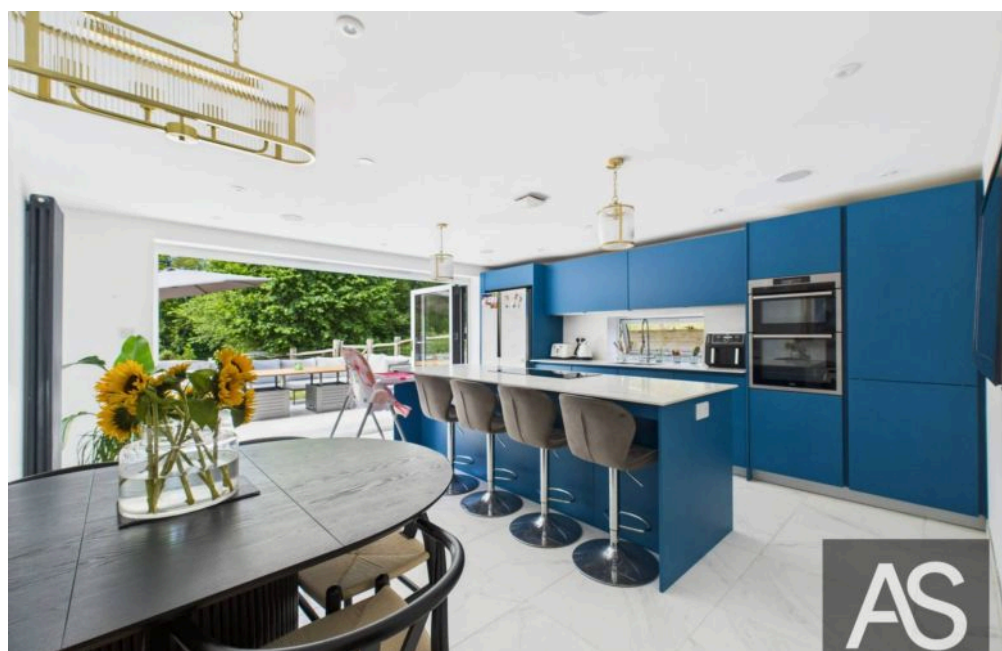
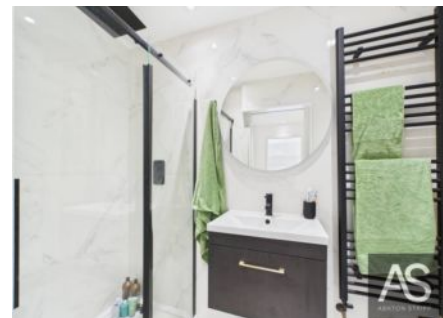
The rear garden is designed for easy enjoyment, with a patio flowing directly from the bifold doors, decking outside the main bedroom, lawned areas, and planting that offers scope for gardening or play. A side gate provides practical access, and the part-converted garage still offers a useful storage section.

Sedlescombe is a charming East Sussex village surrounded by countryside walking routes, including riverside and woodland trails. The local primary school is well-regarded, with excellent secondary options nearby in Battle and surrounding towns. Battle and Robertsbridge stations offer direct rail links to London and the coast, while the A21 provides convenient connections to Tunbridge Wells and Hastings.

Council Tax Band: E.



- Open-plan kitchen with composite-effect marble worktops and bifold doors to the garden.
- Bright living room with views over rear garden and fields.
- Main bedroom with sliding doors onto private decking and walk-in wardrobe.
- Stylish family bathroom with bath and rainfall shower.
- Utility room with outside door and space for white goods.
- Underfloor heating in kitchen for year-round comfort.
- Decorative wall moulding on staircase for added character..
- Rear garden with patio, decking, and lawn – ideal for entertaining.
- Peaceful setting with easy access to local schools and transport.
- Four double bedrooms, two with en suite shower rooms.





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