



**7 Gorselands, Sedlescombe, Battle, East Sussex  
TN33 0PT**

**£410,000**



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2 Bedroom plus attic room/study bungalow with fantastic gardens in excess of 100ft. Set just moments from Sedlescombe village green with a village store, hotel/restaurant, GP's surgery, hairdressers and primary school. A short drive to the market town of Battle with a mainline station providing a direct service to Charing Cross and Cannon Street. Features include: 1 sitting room, conservatory, kitchen,, two ground floor bedrooms, bathroom, w/c, first floor attic room/bedroom with scope to add en-suite. Outside a wonderful garden enjoys a pleasant aspect and some useful storage buildings, garage and large driveway.

## ENTRANCE PORCH

Two double glazed windows, fitted cabinet, leading to:

## ENTRANCE HALL

Radiator, two storage cupboards, door leading to staircase to attic room, door to:

## SITTING ROOM

17'9 x 10'9 (5.41m x 3.28m)

Double glazed window to side aspect, single glazed window overlooking conservatory, two radiators, fitted wall cabinets and shelving, open fire with brick surround and tiled hearth, TV point.

## KITCHEN/BREAKFAST ROOM

12'4 x 10'9 (3.76m x 3.28m)

French doors to conservatory, door to rear lobby, range of matching wall and base units in a farmhouse style with worktops, Butler sink and mixer tap, space for cooker, fitted dresser, cupboard providing space for fridge/freezer.

## CONSERVATORY

24' x 5'5 (7.32m x 1.65m)

Double glazed windows and doors to garden, radiator, power and light.

## REAR LOBBY

Door to garden, fitted cabinet.

## BEDROOM ONE

13' into bay x 12'2 (3.96m into bay x 3.71m)

Double glazed bay window to front aspect, radiator.

## BEDROOM TWO

12'4 x 11'9 (3.76m x 3.58m)

Dual aspect double glazed windows, radiator, fitted wardrobes, linen cupboard.

## BATHROOM

Frosted double glazed window, bath, wash hand basin with vanity unit under, airing cupboard, radiator.

## SEPARATE WC

Frosted double glazed window, WC.

## FIRST FLOOR

### ATTIC ROOM

12'2 x 11'1 (3.71m x 3.38m)

Double glazed window overlooking garden with far reaching views, eaves storage cupboard, additional eaves storage space providing potential as an en-suite, radiator.

## OUTSIDE

### REAR GARDEN

Large rear garden to at least 100' with paved terrace, main garden is laid to lawn flanked by mature hedgerow and tree lined borders, timber storage shed to rear, access providing a quicker cut-through to Sedlescombe village center, covered seat, 3 timber storage sheds, door to garage, side access to both sides of the property.

### FRONT GARDEN


The bungalow is accessed via a gravelled drive providing ample off road parking for several cars, lawned front garden.




**ATTACHED GARAGE**

Double doors, power and light.

### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |   |
| (92 plus) <b>A</b>   |                            |   |
| (81-91) <b>B</b>   |                            |   |
| (69-80) <b>C</b>   |                            |   |
| (55-68) <b>D</b>   |                            |   |
| (39-54) <b>E</b>   |                            |   |
| (21-38) <b>F</b>   |                            |   |
| (1-20) <b>G</b>  |                            |   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |   |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |

