

# SEDLESCOMBE, EAST SUSSEX



CHURCHLAND LANE, SEDLESCOMBE  
EAST SUSSEX TN33 0PF

### Detached Family Home with Stunning Views

Entrance Hall \* Sitting Room \* Dining Room \* Kitchen/Breakfast Room  
Double Bedroom with Ensuite \* Bedroom/Study \* Family Bath Room

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Master Bedroom Suite \* Double Bedroom with Ensuite

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Garden approx. 0.6 Acres \* Pool House with Above Ground Pool  
Garaging \* Off Road Parking

Located on a sought after private road on the outskirts of the village of Sedlescombe, this light and airy detached family home enjoys stunning far reaching views over its own garden, the woodland that it shares with the neighbour and the countryside beyond.

The accommodation consists of a vaulted entrance hall, a double aspect sitting room with log burning stove and doors to the terrace, double aspect dining room, kitchen/breakfast room with doors to the terrace, a double bedroom with ensuite shower room, a double bedroom/study and a family bath room on the ground floor.

On the first floor there is a master bedroom suite consisting of a double aspect bedroom, a bath and shower room and a dressing room. There is also a double bedroom with ensuite shower room.

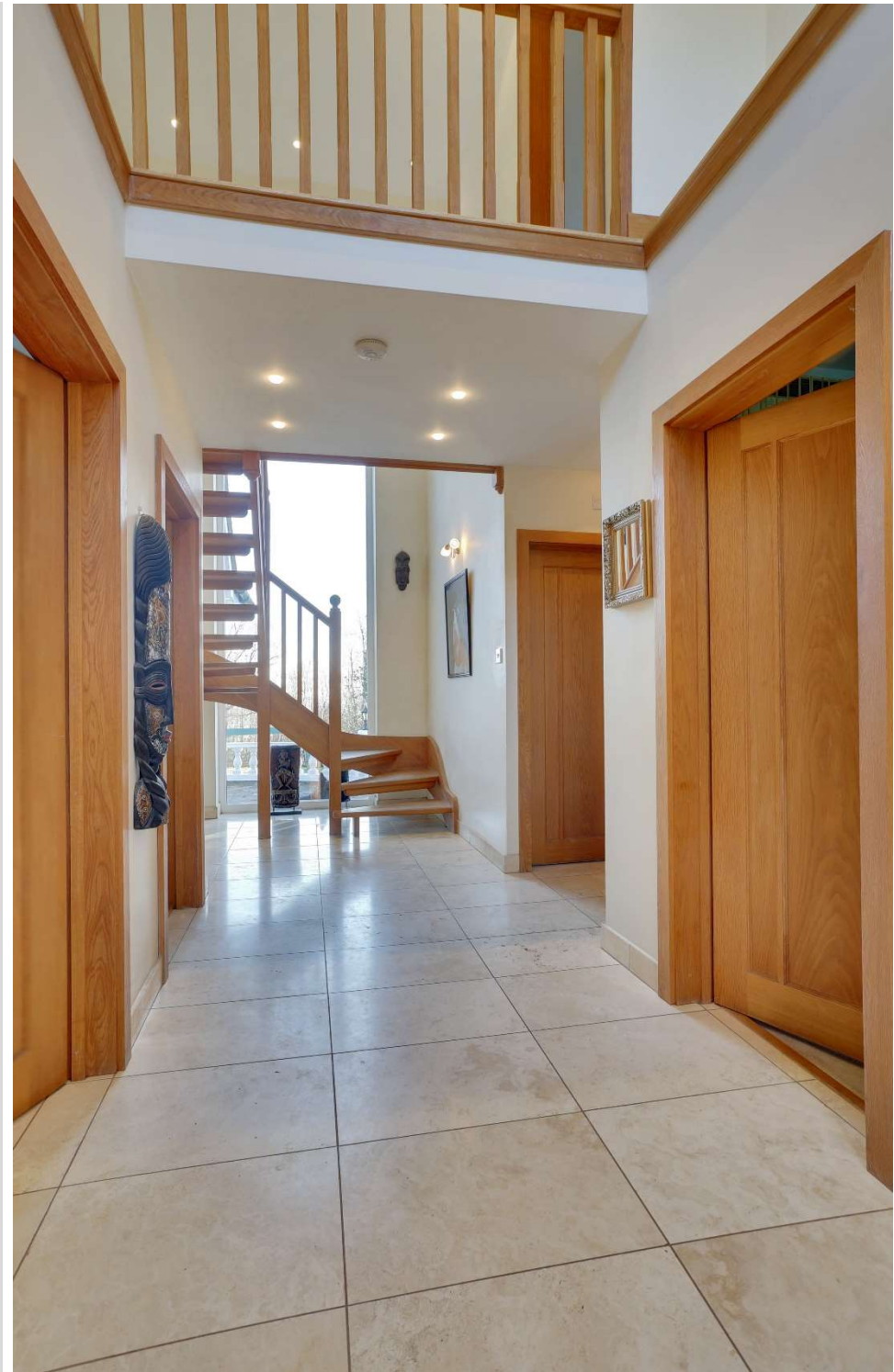
Gates open onto a paved driveway which leads to the double garage and provides ample off road parking. The garden is laid predominantly to lawn with an elevated terrace, a pool house with shower room and an above ground swimming pool on a paved terrace. A gate opens in the fencing to an area of approximately 5 acres of woodland which is co-owned with a neighbouring property. The garden and property enjoy views over the surrounding countryside.

#### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
Kent  
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[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)











Located on the outskirts of the village of Sedlescombe with a charming Village Green, an excellent well stocked friendly general stores/post office, a welcoming country inn, a hotel with a swimming pool, bar and restaurant, a hairdressers, an organic Vineyard, a garage/MOT centre and an Antiques Shop.

Sedlescombe has its own sought after primary school and there are a number of well-regarded schools in the area within driving distance including Vinehall, Marlborough House, Benenden, Robertsbridge, St. Ronans, Claremont and a number of state schools, catering for all age groups in the private and public sectors.

The larger town of Hastings is located to the south with access to good shopping facilities, supermarkets, entertainment, medical and dental services among others, and the mainline station to London. The smaller town of Battle has a mainline rail station with excellent parking and access to local shopping conveniences.

The A21 provides access to the motorway network.





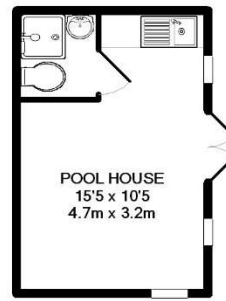
## SERVICES

Mains electricity and water. Oil fired central heating including underfloor heating. Private drainage.

There is a £100 per annum contribution to the upkeep of the private road.

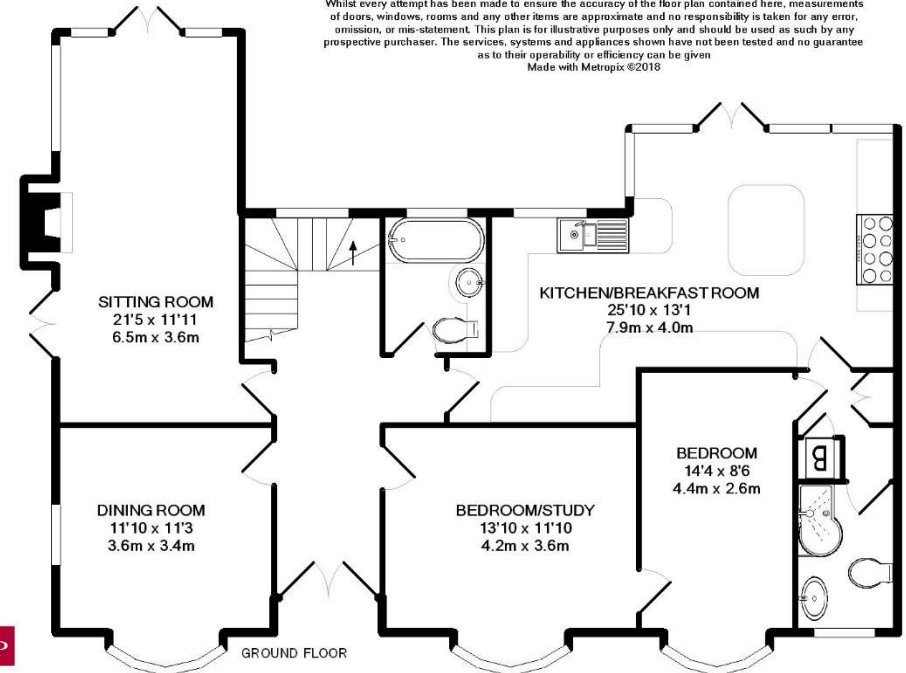
Rother District Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



TOTAL APPROXIMATE INTERNAL FLOOR AREA (including Pool House) 2157.1SQ.FT. (200.4SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Energy Performance Certificate**

Parties: Churchill Lane, Seabroombro, BA11 1LE, TNCO OFF

Dwelling type: Detached house  
Date of assessment: 27 July 2010  
Date of certificate: 27 July 2010  
Reference number: B102-6236-9128-3226-6303  
Type of assessment: RdMAP - existing dwelling  
Total floor area: 227 m<sup>2</sup>

SA P

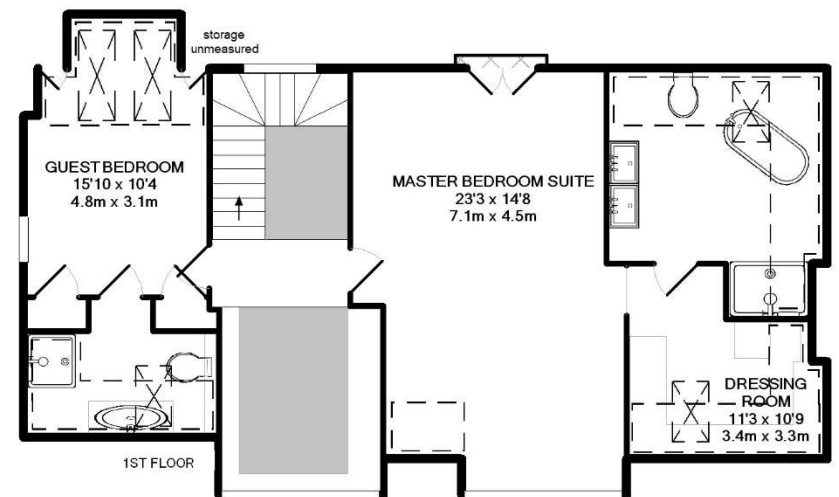
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| A                        | B         | A  | B         |
| B                        | C         | B  | C         |
| C                        | D         | C  | D         |
| D                        | E         | D  | E         |
| E                        | F         | E  | F         |
| F                        | G         | F  | G         |

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 218 kWh/m <sup>2</sup> per year | 209 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | £1,240 per year                 | £1,167 per year                 |
| Lighting                 | £1,305 per year                 | £1,337 per year                 |
| Hot water                | £267 per year                   | £267 per year                   |

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy efficient products on the market.  
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.







**H&H**  
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