

1 Eaton Walk, Sedlescombe, East Sussex TN33 0QY
£299,950 Freehold

Tucked just moments from the heart of a picture-postcard village, this beautifully presented semi-detached home, built circa 1998, offers a settled, community-rich lifestyle that's increasingly hard to find. Step out and you're within easy reach of the primary school, GP surgery, village pub, convenience store with post office, and the green, where the local geese remain the village's most familiar residents, along with recreation grounds, country walks, and the parish church. The property sits behind a neat front lawn bordered by hedging, with off road parking and a garage for everyday convenience, while side access leads through to a private rear courtyard garden, hard landscaped with patio slabs and ideal for al fresco dining or simply relaxing in the sunshine, with further side access from here to the garage via its own door. Inside, a welcoming porch opens into a spacious living room with a lovely fireplace and wood effect flooring that flows through to the kitchen, creating a bright, cohesive feel across the ground floor. The kitchen offers generous worktop space, room for a dining table, and a useful larder cupboard, ideal for cooking, entertaining, or family life. Beyond, a generous conservatory provides flexible space, currently used for fitness but equally suited to a cosy winter retreat, with doors out to the rear garden. Upstairs, two well proportioned double bedrooms both benefit from fitted wardrobes, the master particularly spacious, complemented by a family bathroom. Finished to a high standard throughout, the home is also minutes from Battle, with its mainline station, renowned Abbey, bustling high street, further country walks, and thriving community groups, and falls within the sought after Claverham catchment.








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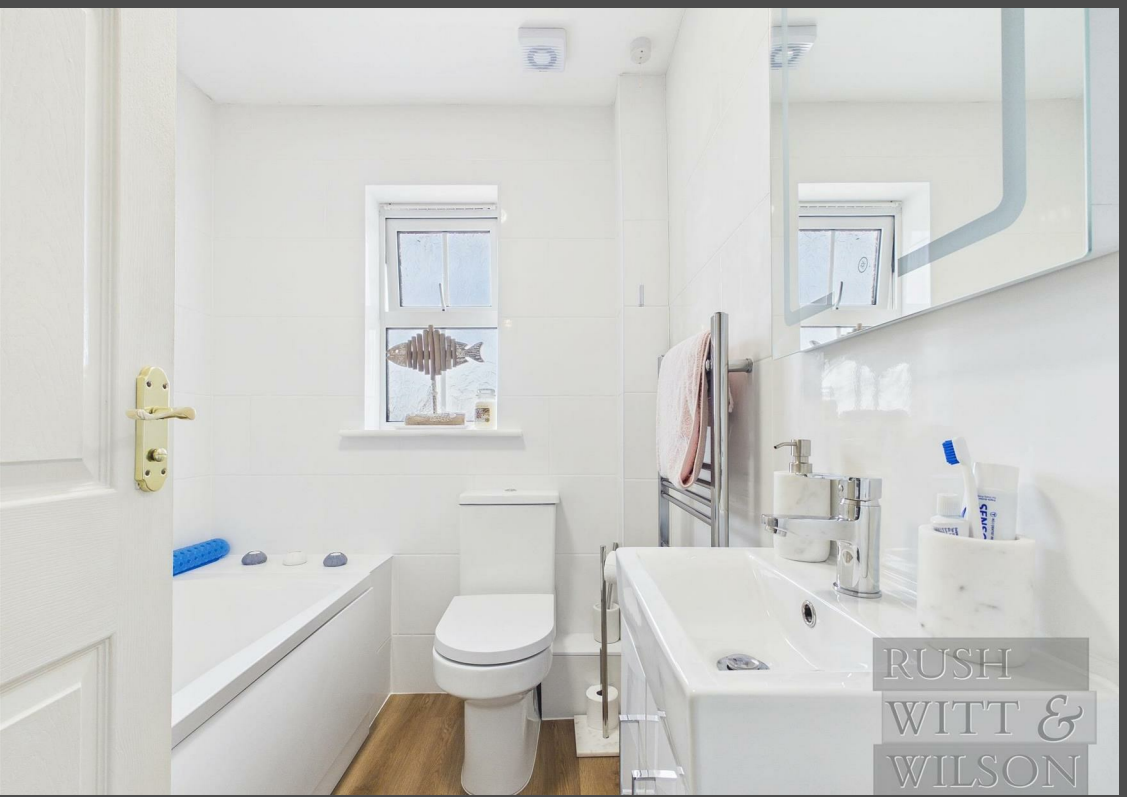

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

89.1 m²

960 ft²

Reduced headroom

1.3 m²

14 ft²

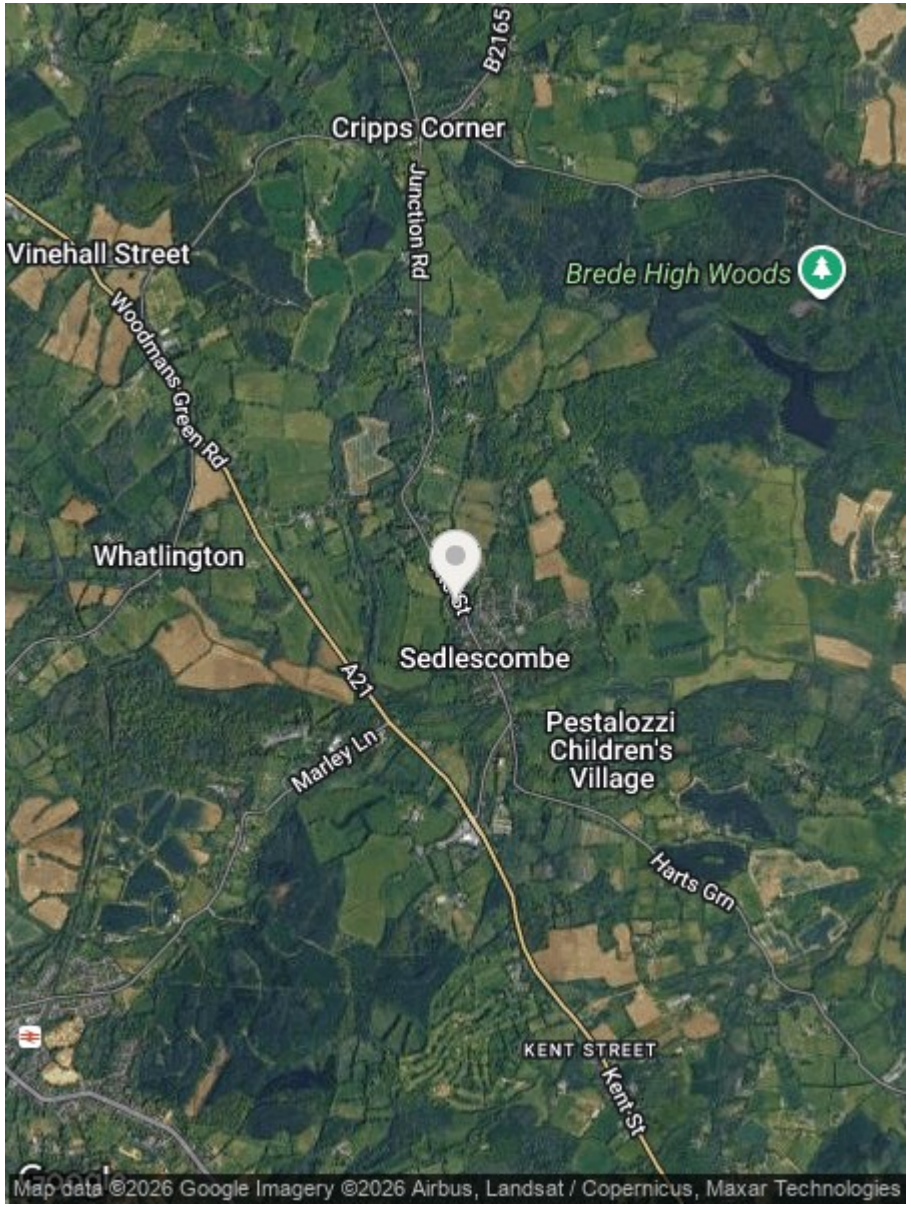
(1) Excluding balconies and terraces

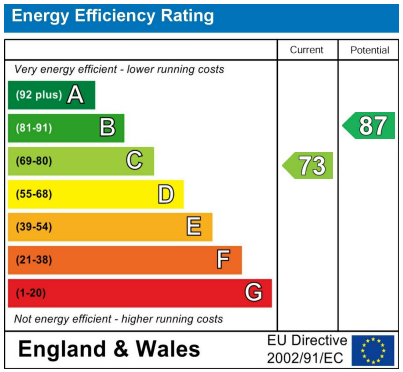
Reduced headroom

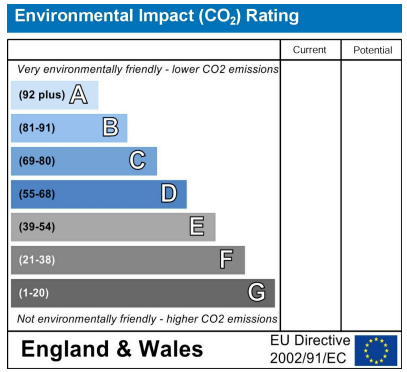
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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