

SEDLESCOMBE

EAST SUSSEX



Sedlescombe East Sussex TN33 ORD

Presented in immaculate order, this well proportioned detached family home is situated within the desirable village of Sedlescombe.

Outside the property is approached via a path across the lawned front garden. The gardens have been created from ancient woodland using the natural coppicing to create lawned paths and areas of interest incorporating a variety of mature trees and mature flower and shrub beds. Textured terracing has been created from which to enjoy the gardens at various times throughout the day.

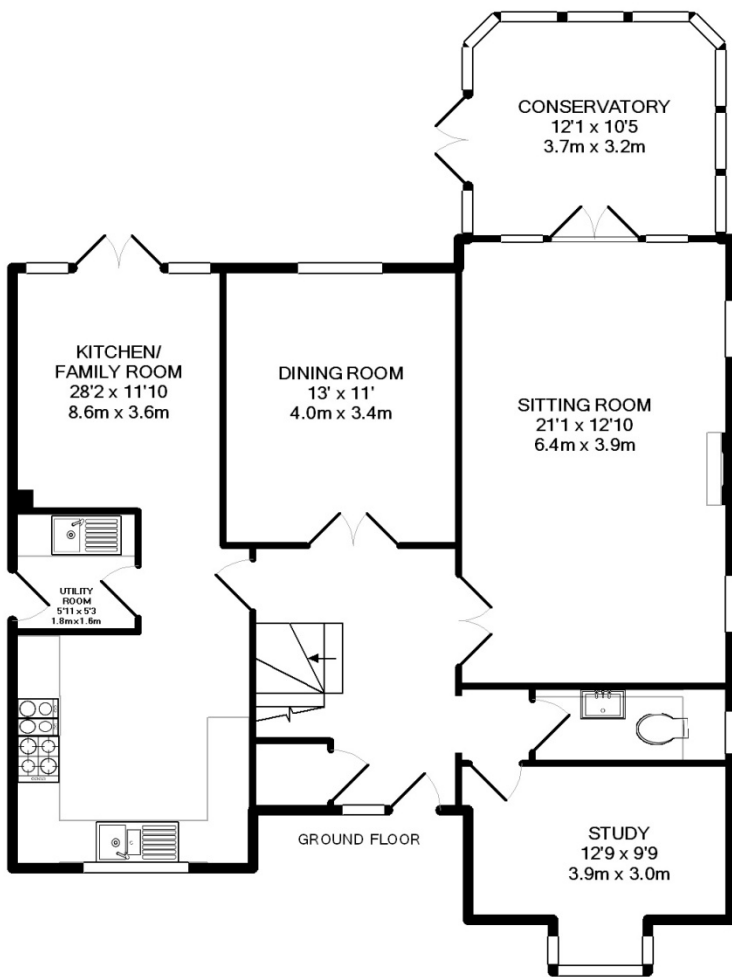
A detached double garage and brick drive provides ample off road parking.

- Stunning Detached Family Home
- Double Aspect Sitting Room
- Dining Room and Study
- Kitchen and Family Room
- Utility Room and Conservatory
- Master Bedroom with Ensuite
- Guest Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bathroom
- Delightful Gardens with Terracing
- Double Garage and Parking
- Walking Distance to Village Centre







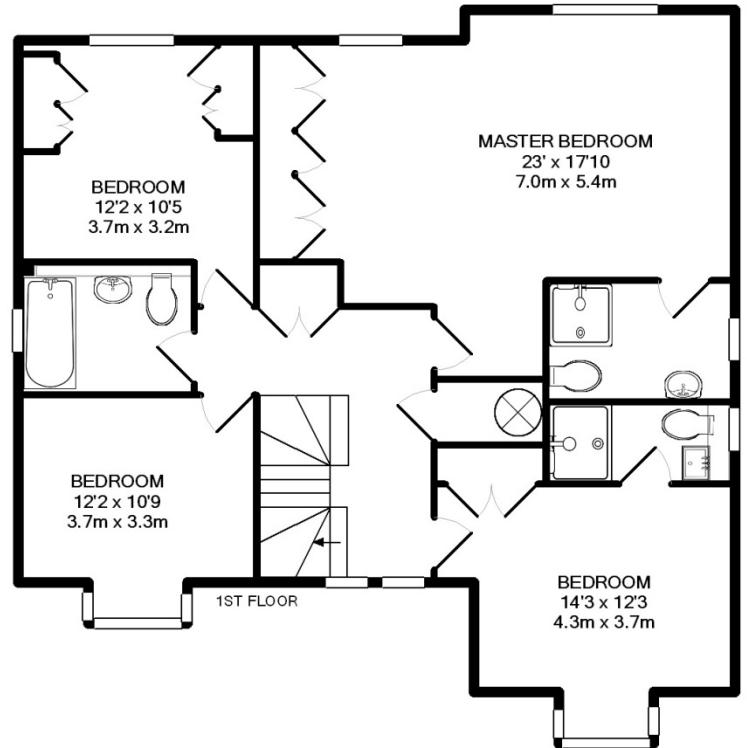


TOTAL APPROXIMATE INTERNAL FLOOR AREA 2027.95Q.FT. (188.4SQ.M)
(not to scale - for layout purposes only)

(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



8, Orchard Way, Sedlescombe, BATTLE, TN33 0RD

Dwelling type: Detached house
Date of assessment: 13 March 2014
Date of certificate: 13 March 2014

Reference number: 8534-7727-2810-5017-1992
Type of assessment: RdSAP, existing dwelling
Total floor area: 182 m²

Use this document to:

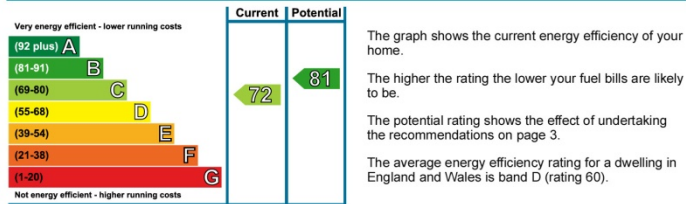
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,318
Over 3 years you could save	£ 360

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 252 over 3 years	
Heating	£ 2,541 over 3 years	£ 2,436 over 3 years	
Hot Water	£ 423 over 3 years	£ 270 over 3 years	
Totals	£ 3,318	£ 2,958	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 135	✓
2 Low energy lighting for all fixed outlets	£20	£ 87	✓
3 Solar water heating	£4,000 - £6,000	£ 138	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



SERVICES

Mains electricity, gas, water and drainage.

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.



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