

EST  
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— YEARS OF —

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**SUNNINGDALE, THE STREET**  
SEDLSCOMBE, EAST SUSSEX TN33 0QB

EST  
1900

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BATTLE 3.5 MILES | HASTINGS 3.3 MILES | A21 (LONDON ROAD) 0.6 MILES

## **SUNNINGDALE, THE STREET, SEDLESCOMBE, EAST SUSSEX TN33 0QB**

A development opportunity comprising an existing detached bungalow, together with outline planning consent for the erection of 8 additional residential dwelling units, within a plot extending to 1.13 acres (0.46 hectares), situated in the heart of the village of Sedlescombe in East Sussex.

### **FOR SALE BY INFORMAL TENDER**

Closing date for offers – Noon Wednesday 3rd September 2025



### **DIRECTIONS**

From the A21 near Whatlington, turn onto the B244 opposite Blackbrooks Garden Centre, heading north. Continue for 0.6 miles (the road merges to become The Steet), before taking a left hand turn onto Gregory Walk. After continuing along Gregory Walk for 120 yards, turn left and the entrance to Sunningdale will be located directly ahead.

What3Words: The entrance to Sunningdale, along Gregory Walk, can be located at [///mainland.pods.party](https://www.what3words.com/mainland.pods.party)





## DESCRIPTION

Sunningdale presents an opportunity for the redevelopment of the 1.13 acre plot located in the heart of the village of Sedlescombe in East Sussex. The existing detached bungalow is to be retained, with outline planning permission granted for the erection of 8 no additional units, taking the overall site capacity to 9 units.

The property is accessed via Gregory Walk which services a small cluster of houses. Sunningdale has good transport connections, with the A21 (London Road) located less than a mile away, and nearby access to mainline railway stations in Hastings, Battle, or Robertsbridge (all with direct services to London). The nearby town of Hastings has extensive leisure, educational, and healthcare facilities.

Sunningdale Bungalow is of brick construction under a pitched, tiled roof. Internally the accommodation comprises 2/3 bedrooms (one with en-suite bathroom), family bathroom, kitchen, sitting room and entrance hall. The property has an approximate footprint of 900 sq ft. Externally there is a double garage with twin doors, set within the extensive wraparound gardens. The property occupies a secluded position, well screened by mature trees and hedgerows.

LAMBERT & FOSTER | SUNNINGDALE, SEDLESCOMBE

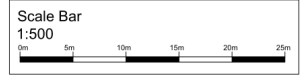
## PLANNING

Outline planning permission was granted (Ref RR/2019/2485/P) on 5th July 2023 for the erection of 8 additional dwelling houses and access arrangements with all other matters reserved. (Existing dwelling retained).

The submitted plans comprise a mix of dwelling types and sizes with accommodation forwarded as houses of 1, 2, 3 and 4 bedroom units arranged in combinations of semi-detached and detached houses with associated parking and access onto the site. The existing bungalow dwelling is to be retained and incorporated within the redevelopment of the site.

A data pack containing all of the planning documents is available on request from the selling agent.





Plans are drawn to scale shown,  
FOR PLANNING PURPOSES ONLY

**METHOD OF SALE:** The property is offered for sale by Informal Tender. Unconditional offers must be submitted by noon on Wednesday 3rd September 2025 using the attached form. For any queries, please contact the selling agent.

**VIEWING:** Strictly by appointment only. Contact Will Jex for more information. Paddock Wood Office: 01892 832325 (Option 3).

**WHAT3WORDS:** The entrance to Sunningdale, along Gregory Walk, can be located at [///mainland.pods.party](#)

**TENURE:** Freehold. The bungalow is subject to a tenancy, however will be sold with vacant possession on completion.

**SERVICES & UTILITIES:** The property is connected to services. Interested parties should rely on their own enquiries as to the availability of local services.

**LOCAL AUTHORITY:** Rother District Council (01424 787 000).

**FLOOD & EROSION RISK:** The property is located within Flood Zone 1 – an area with low risk of flooding (visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

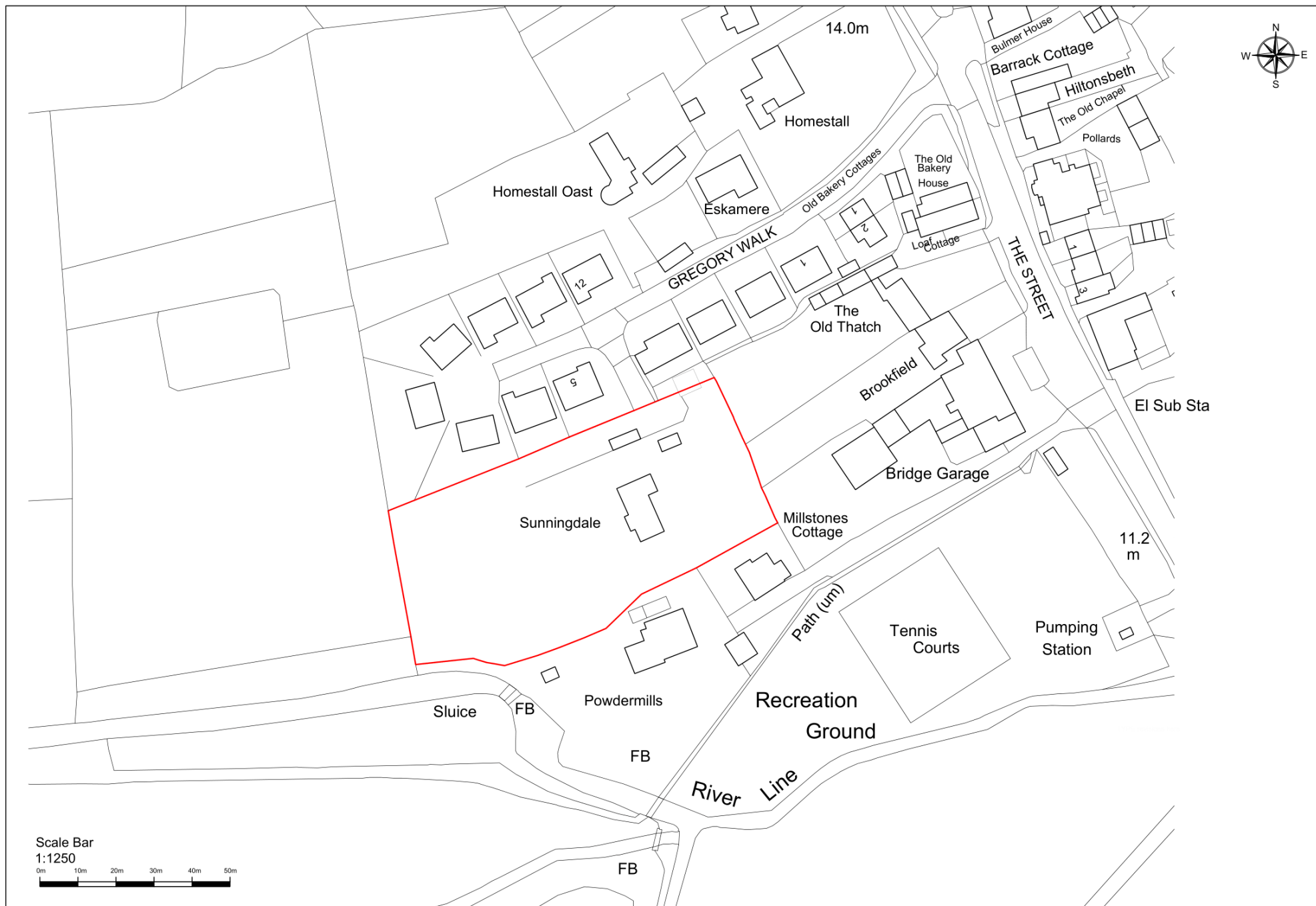
**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



**PLANNING AND  
ARCHITECTURAL DRAWINGS  
BY BLOOMFIELDS CHARTERED  
TOWN PLANNERS**







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