

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located on the outskirts of Appledore village yet within walking distance of Appledore train station (Eastbourne to Ashford line) which has a High Speed connection at Ashford International to London St.Pancras (journey time Appledore to St.Pancras is 57 minutes). Appledore village is approximately 1.3 miles, once a coastal town and port with river access inland, nowadays, this is a pretty, well-kept village, with a collection of ancient dwellings, grand houses, farms, cottages and modern properties built along a wide main street. Amenities include a village shop with Post Office, public house, tea shop, village hall and Church of St. Peter and St. Paul. There is a doctor's surgery at nearby Ham Street (4.5 miles). 7.5 miles to the north is Tenterden with its tree-lined High Street, leisure centre, Waitrose and Tesco supermarkets. To the south west is the Ancient Town and Cinque Port of Rye (7.5 miles) with its historical associations and medieval architecture. The area is generally well served with nearby access to country and coastal walks including the vast stretch of sandy beach at Camber Sands about 11 miles.

Applegate Court was completed around 2015, the current vendor has created additional garaging together with studio space within the rear garden.

The accommodation comprises **entrance hall** with stairs rising to the first floor, oak doors throughout, door to the garage. **Living/dining room** oak flooring, two pairs of double doors, two windows to rear. **Kitchen/breakfast room** fitted with a good range of units with Corian work surfaces, inset 1 1/2 bowl sink unit with machined drainer to side. AEG double electric fan oven with cupboards above and below. Integrated AEG dishwasher and induction hob with concealed extractor. Larder fridge with matching freezer. Under plinth lighting, oak flooring, window to the side and part glazed door out to the rear garden. **Cloakroom** comprising wash hand basin and w.c.

**First floor landing** built in cupboard. **Bedroom 1** window to side with far reaching views over farmland towards Stone in Oxney. **En suite shower room** comprising shower cubicle, wash hand basin, w.c and window to side. **En suite dressing room**, built in range of wardrobes, window to side. (**Note: The dressing room was a fourth bedroom and could revert**). **Bedroom 2** window to rear and Velux. **En suite shower room** comprising shower cubicle, tiled floor, w.c, wash hand basin, Velux. **Bedroom 3** window to the rear with views over farmland. **Family bathroom** comprising panelled bath with shower over and side screen, wash hand basin, w.c, window to side.

**Outside:** To the front there is a main shared access drive serving all neighbouring properties where there are also visitor spaces. This property has an allocated parking space and an integral double garage with an electric roller style door, light and power connected, personal door to entrance hall. To the side there are double wooden gates and an additional driveway leading into the rear garden where there is a large area of decking with lawn beyond. The block driveway continues down the rear garden to a **detached recreational building** which comprises, a double garage, gym, studio and implement store, light and power connected. There is a further area of decking and garden beyond which also enjoys views over the adjoining farmland.

Services: Local Authority: Rother District Council. Council Tax Band F Mains electricity and water. Private drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £575,000 freehold

7 Applegate Court, Appledore, Kent TN26 2AQ



A detached 3-4 bedroom house with integral double garage and further recreational building comprising a detached double garage with adjoining gym and studio, walking distance to Appledore train station with connections to London in under an hour.

- Entrance hall • Living/dining room • Kitchen/breakfast room • Cloakroom
- First floor landing • Bedroom 1 with en suite shower room and dressing room • Bedroom 2 with en suite shower room
- Bedroom 3 • Family bathroom • Electric boiler heating a conventional under floor wet system • Solar panels
- Some rooms have air conditioning/heater units • Integral double garage and allocated parking space • Garden to rear
- Detached double garage with adjoining gym, studio and implement store • EPC rating C

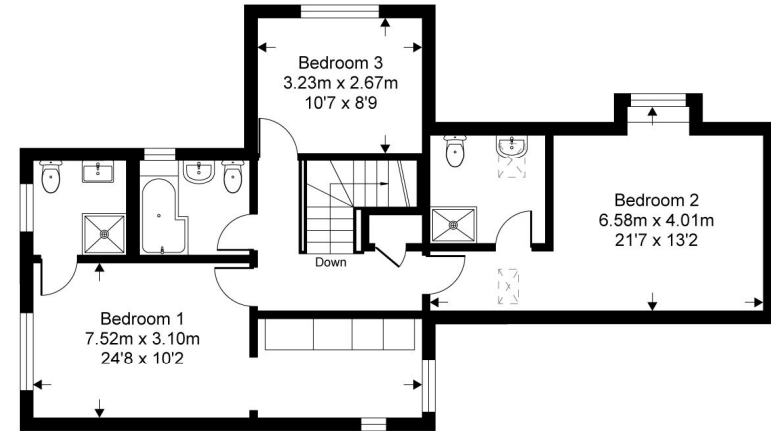


**Directions: From Ashford:** Leave the M20 at J10A Ashford onto the A2070 towards Rye. Continue on this road and at the Brenzett roundabout turn right onto the A2080 towards Appledore. Cross the railway line and pass Appledore station on your left, the entrance to Applegate Court will be found immediately on the left. No.7 is on the right.

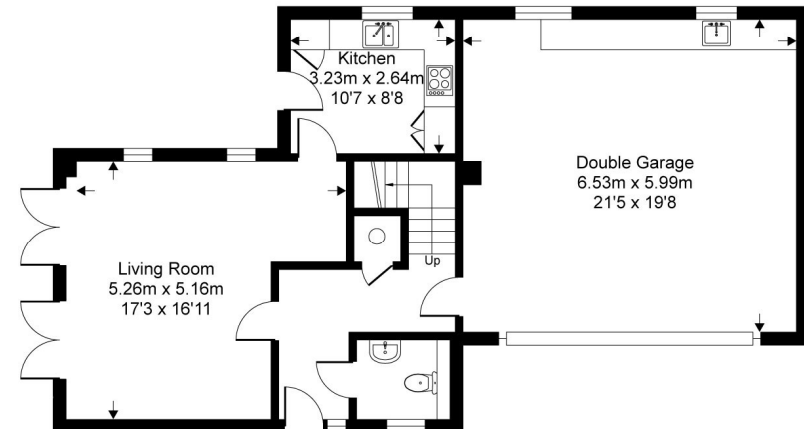
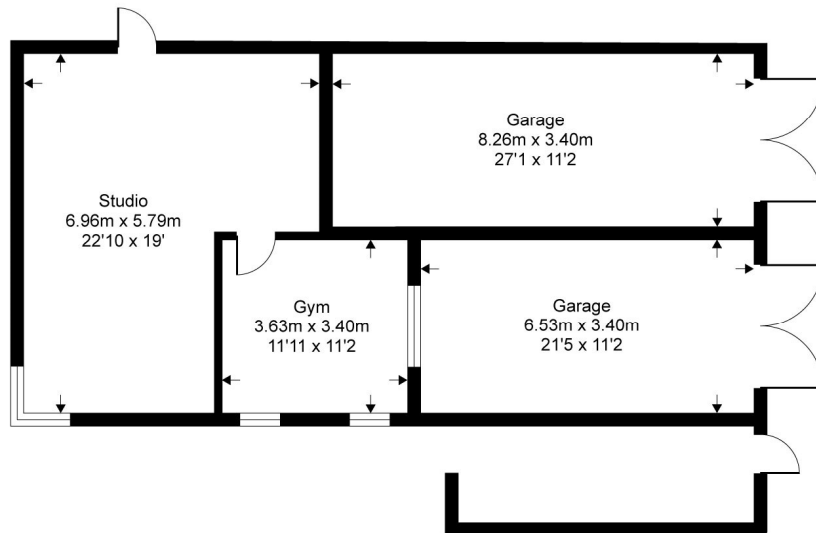
**From Rye:** Leaving the Town on the A268 at the bottom of Rye Hill turn right onto the A2080 (Military Rd) towards Appledore. Continue on this road until reaching the T junction, turn right onto Station Rd towards Brenzett. Applegate Court will be found immediately before Appledore station and railway crossing on the right.

# 7 Applegate Court

Approximate Gross Internal Area = 119 sq m / 1277 sq ft  
Approximate Garages Internal Area = 90 sq m / 973 sq ft  
Approximate Outbuildings Internal Area = 58 sq m / 620 sq ft  
Approximate Total Internal Area = 267 sq m / 2870 sq ft



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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