

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is located within the residential village of Peasmarch with access to local amenities including village primary school, Jempsons independent supermarket with sub post office, public houses and bowls club. Within three miles to the south is the Ancient Town and Cinque Port of Rye with its period Citadel with cobbled street and period architecture, local independent shops, banks, schools for all ages. From Rye there are rail services to Brighton via Eastbourne and Ashford with high-speed connections from the latter to London St Pancras in 38 minutes. Other towns in the region include Tenterden with its tree lined High Street, Battle with its historic Abbey and Hastings with its seaside promenade.

Forming a semi-detached house presenting brick elevations set with double glazed windows beneath a pitched tiled roof.

The accommodation comprises front door into the **entrance hall** with stairs rising to the first floor.

**Living room** with window to the front.

**Kitchen/breakfast room** fitted with a range of base and wall mounted units incorporating a one and half bowl sink unit, gas hob, spaces for undercounter fridge and freezer, integrated washing machine. Understairs storage cupboard. Double doors out to the rear garden.

**First floor landing** with built in airing cupboard, hatch to loft space.

**Bedroom 1** built in wardrobe cupboard, window to front. **En suite shower room** comprising shower cubicle, w.c and wash hand basin, window to front.

**Bedroom 2** built in wardrobe cupboard, window overlooking the rear garden.

**Family bathroom** comprising panelled bath, pedestal wash hand basin, w.c, window to rear.

**Outside:** To the front is a small garden with the main garden to the rear being approximately 45' in length. There is a rear gate with pathway which leads around to the side where there is driveway providing off road parking for two cars with an additional gravelled area beyond.

Local Authority: Rother District Council. Council Tax Band C  
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

**Directions:** Entering Peasmarch from the Rye direction turn left into Farleys Way, continue straight ahead, passing the first turning on your left, where the property will be found immediately on the left.



Price guide: £325,000 freehold

8 Farleys Way, Peasmarsh, East Sussex TN31 6PZ



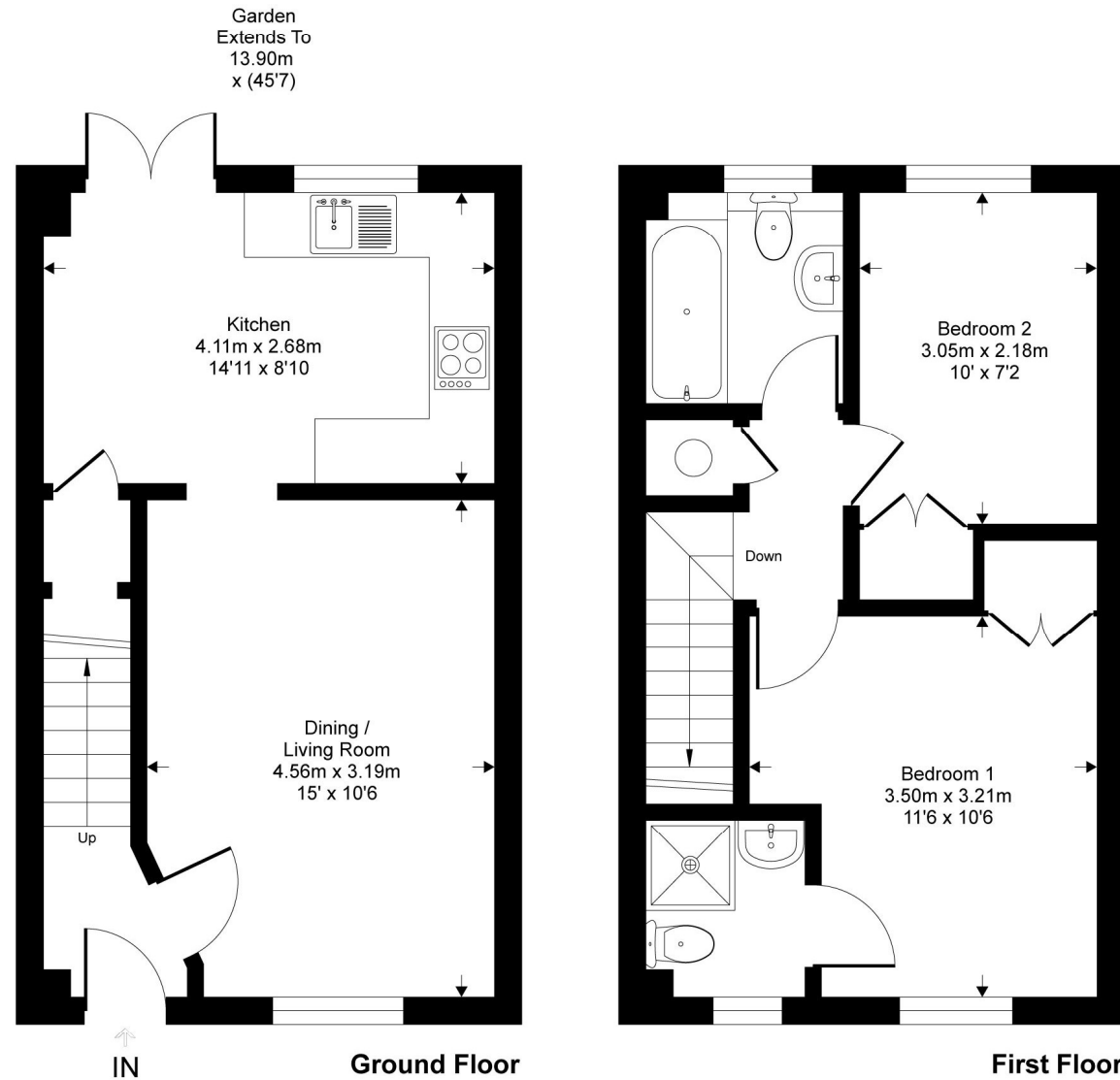
A two bedroom semi detached house with 45' rear garden and off road parking situated within a residential cul de sac centrally located within the village.

- Entrance hall • Living room • Kitchen/breakfast room • First floor landing • Bedroom 1 with en suite shower room
- Bedroom 2 • Family bathroom • Gas heating • Double glazing • EPC rating C • Small front garden
- 45' rear garden • Off road parking for two cars



# Farleys Way

Approximate Gross Internal Area = 61.1 sq m / 658 sq ft



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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