

PHILLIPS & STUBBS



coastal +
COUNTRY



Located in the village of Peasmarsch, which offers local facilities and amenities including Jempsons (a family run supermarket), two public houses and village shop. More extensive amenities can be found in the Ancient Town and Cinque Port of Rye (3 miles) renowned for its historical associations and fine period architecture. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras (37 minutes) and the Continent via Eurostar. The coast is within easy reach and the area boasts a host of tourist and leisure attractions including Great Dixter, Bodiam Castle and Smallhythe Place. Secondary schools include Robertsbridge Community College and Rye College. Private schools in the area include Vine Hall at Robertsbridge, Marlborough House at Hawkhurst, Benenden Girl's School, Buckswood School at Guestling and Kings College at Canterbury.

A modern semi detached property affording well presented living accommodation over two levels, as shown on the floor plan.

The property is approached via a panelled front door with an inset fanlight and canopy above, opening into a hall with matchboard panelling to dado height and stairs leading to the first floor.

The living room has a window overlooking the front garden, dado rail and wood laminate flooring. The kitchen / dining room, which overlooks the rear garden, has a tiled floor and a range of wall and base units with a rolled edge wood effect work surfaces, an inset one and a half bowl stainless steel sink and drainer, a

built-in freezer, oven, gas hob and filter hood. Space for fridge and washing machine. Part tiled walls. Large airing cupboard. Cupboard housing gas boiler. A pair of double glazed doors leads to the double glazed conservatory with double doors opening to the rear garden.

On the first floor, there is a landing with a hatch to the roof space and bedroom 1 with a window to the front and an en suite shower room with white fittings comprising a close coupled wc, a pedestal wash basin and a shower cubicle. Bedroom 2 has a window to the rear. Bedroom 3 has a window to the rear and a built-in cupboard. The family bathroom has white fittings including a close coupled WC, a wash basin, and a panel enclosed bath with a wall mounted shower attachment.

Outside: To the front of the house is an ornamental garden enclosed by a picket fence. To the rear is an enclosed garden measuring about 30' x 24' being laid to lawn with a paved terrace. Summerhouse. Bike/storage shed with light and power. From the garden is a pedestrian gate giving access to the two adjacent tandem off road parking bays.

There is a current service charge of £15 per month.

Directions: From Rye, take the A268 in a northerly direction passing through Playden and Rye Foreign and continue into the centre of the village of Peasmarsch. The property will be seen on the left hand side just before reaching the turning to Farleys Way.

Guide price: £345,000 Freehold

Fernrick Cottage, Main Street, Peasmarsh, Rye, East Sussex TN31 6SU



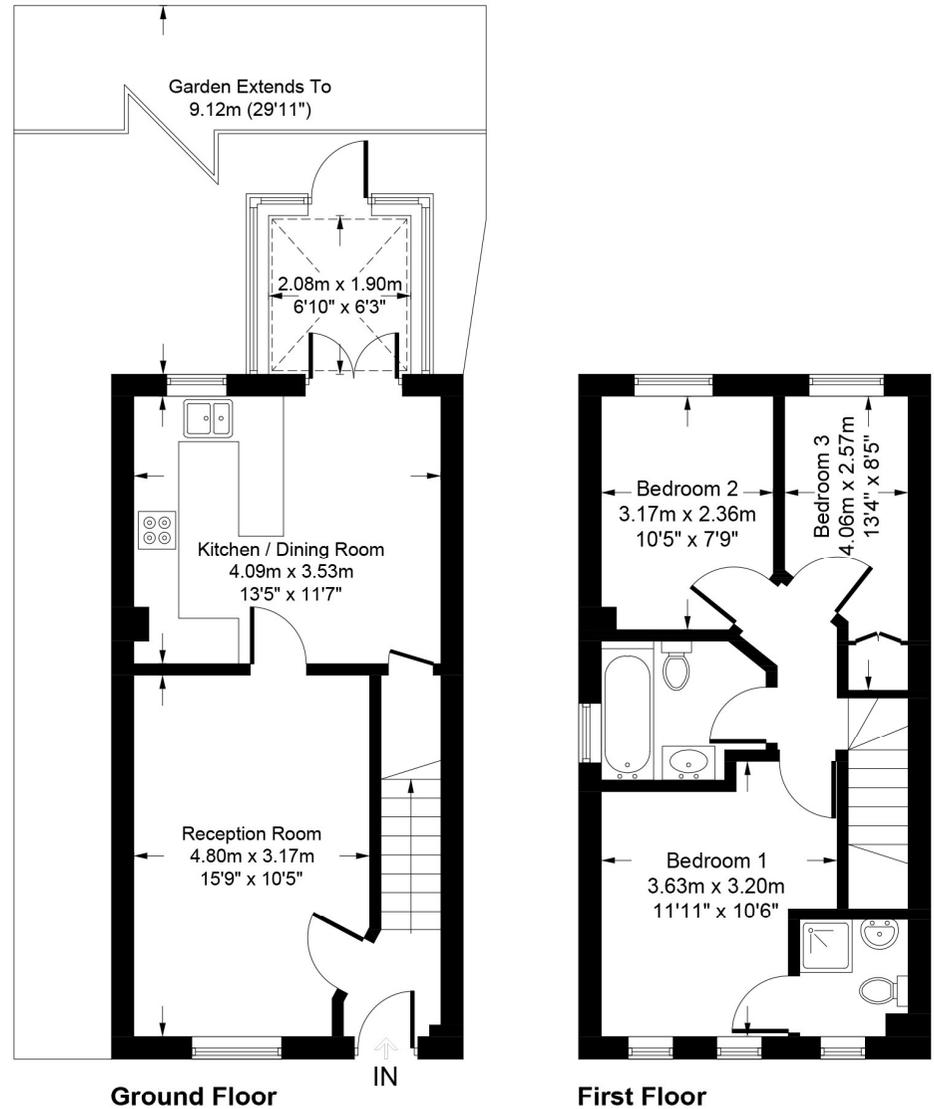
A well presented, modern semi detached property in a central village location with an enclosed rear garden and off road parking for two vehicles.

- Hall • Living room • Kitchen/dining room • Conservatory • Landing • Bedroom I with en suite shower room • 2 Further bedrooms • Bathroom • Double glazed • Gas central heating • EPC rating C • Front & rear gardens • Off road parking for two vehicles •



Fernrick Cottage, TN31

Approximate Gross Internal Area = 74.5 sq m / 802 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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