



15 Peacocke Way, Rye, East Sussex TN31 7FD

15 Peacock Way, Rye, East Sussex TN31 7FD Offers in excess of £435,000

This modern attached 4 bedroom / 3 bathroom home with enclosed south east facing garden, linked garage and off-street parking, is in a sought after position only a 15 minute walk from the centre of the historic town of Rye with its many local amenities, and a stone's throw from the beautiful coast.

This deceptively spacious home would suit any number of different purchasers, including those looking for a permanent home, those looking for a second home close to Rye and the sea, as well as those looking for a possible investment opportunity or income stream from a rental property.

To the ground floor, there is an entrance hall with cloakroom off it and a large open plan living / dining space which is open to the kitchen and has patio doors onto the garden. On the first floor, all of the four bedrooms are good sizes with built-in storage, the principal two of which have useful en-suite shower rooms. A modern bathroom completes the accommodation.

Outside, a driveway to the side provides off-street parking for one vehicle in front of the garage, while to the back, there is a decent sized low maintenance terraced south east facing enclosed garden with shed.

- Attached 4 bedroom / 3 bathroom modern property
- Spacious open plan sitting / dining room linked to kitchen
- Cul-de-sac location on sought after development
- Enclosed terrace south east facing garden to rear
- Driveway for one vehicle in front of link attached garage
- Walking distance of the railway station, town centre and amenities
- Romney Marshes, Rye Harbour and Coast closeby
- Potential for income generation as a rental property. No onward chain.

SITUATION: This property is just a 15 minute walk from the railway station and centre of this historic Cinque Port town, renowned for its cobbled streets, period architecture and beautiful parish church. Although the town is steeped in history, it also caters for everyday life and has a comprehensive range of shopping, health and leisure facilities. Rye has become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a Kino cinema. The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stone's throw away, there are many walks and leisure activities to pursue. There is a choice of educational opportunities nearby and for transport the town has local train services to Eastbourne / Brighton and to Ashford, where the high-speed connection to London St. Pancras can have you in the capital in 37 minutes.

www.warnergray.co.uk
rye@warnergray.co.uk 01797 290050

Warner Gray



The front door opens into an **ENTRANCE HALL** with room for cloaks and key storage. Stairs to first floor. Doors to cloakroom, kitchen and open plan living area.

CLOAKROOM Comprises a WC and wash basin.

OPEN PLAN SITTING ROOM / DINING ROOM 17'7 x 15'9. A door from the hall leads into this spacious sitting / dining room, which is open plan to the kitchen, making it a very sociable family space. A window and French doors at the back give views over and access to the garden beyond. A large under stairs cupboard houses the under floor heating controls for the ground floor.

KITCHEN 12'9 x 8'8. A modern kitchen comprising cream shaker style units with laminate worktops. Integrated fridge/freezer, dishwasher and washing machine. Electric induction hob with extractor above and built-in oven below. One and a half sink unit with drainer and mixer tap.

FIRST FLOOR LANDING Stairs from the ground floor lead to a landing from which the four bedrooms and main bathroom are accessed. Built-in airing cupboard. Loft hatch.

BEDROOM 1 & EN-SUITE SHOWER ROOM 14' 4" x 9'0. A spacious double bedroom with built-in wardrobe and modern en-suite shower room. NB: Dimensions do not include en-suite.

BEDROOM 2 & EN-SUITE SHOWER ROOM 12'1 x 10'10. Good size double bedroom with built-in wardrobe, over stairs cupboard and en-suite shower room. NB: Dimensions do not include en-suite.

BEDROOM 3 12'3 x 8'9. Double bedroom with built-in wardrobe and views over garden to the rear.

BEDROOM 4 10'5 x 6'9. A good size fourth bedroom which would equally well as a home office or study.

BATHROOM Modern bathroom suite comprising panelled bath with shower over; wash basin, WC and heated towel rail.

OUTSIDE To the side of the property is a brick paved driveway providing parking for one vehicle in front of the garage. A gate to the other side of the house takes you through to the enclosed south-east facing terraced rear garden laid mainly to lawn with a patio at the back of the house. This patio also gives access to the garage and accommodates a timber shed.

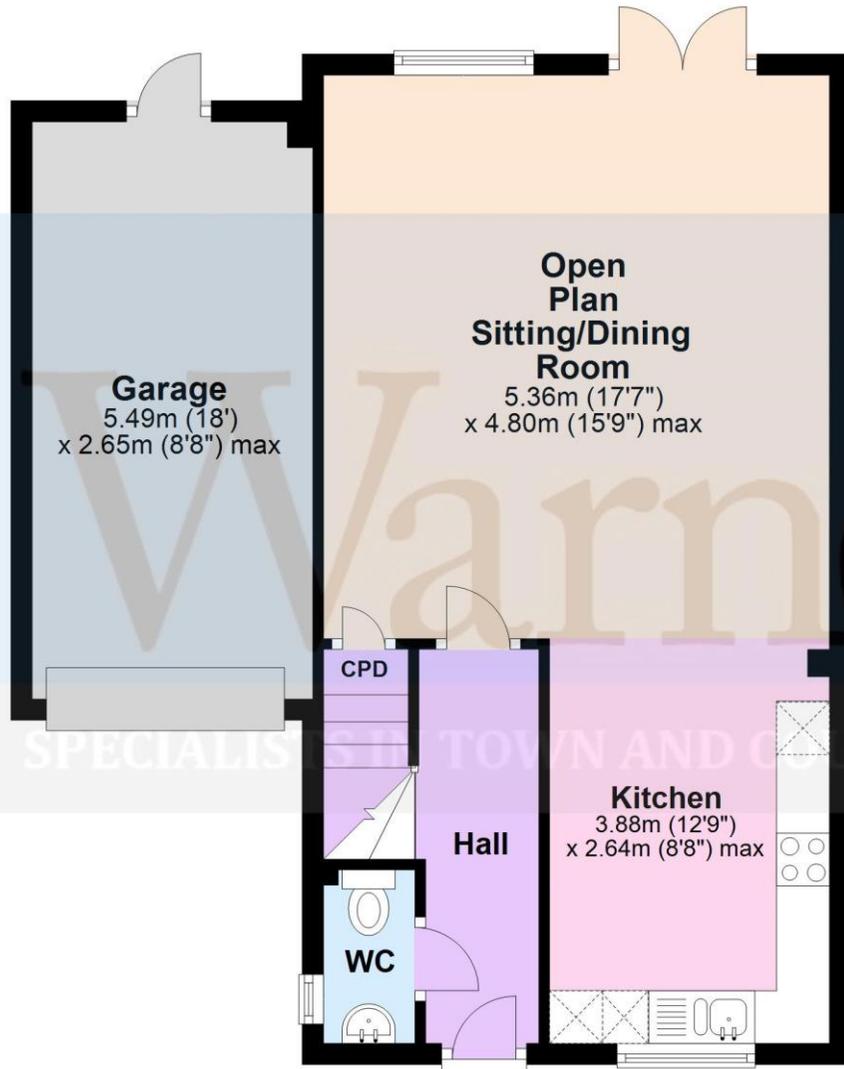
SERVICES Mains: water, electricity, gas and drainage. Under floor heating to ground floor and radiators to first floor. EPC Rating: C. Local Authority: Rother District Council. Council Tax Band: E. Location Finder what3words: human.rural.bossy

Viewing through WarnerGray 01797 290050



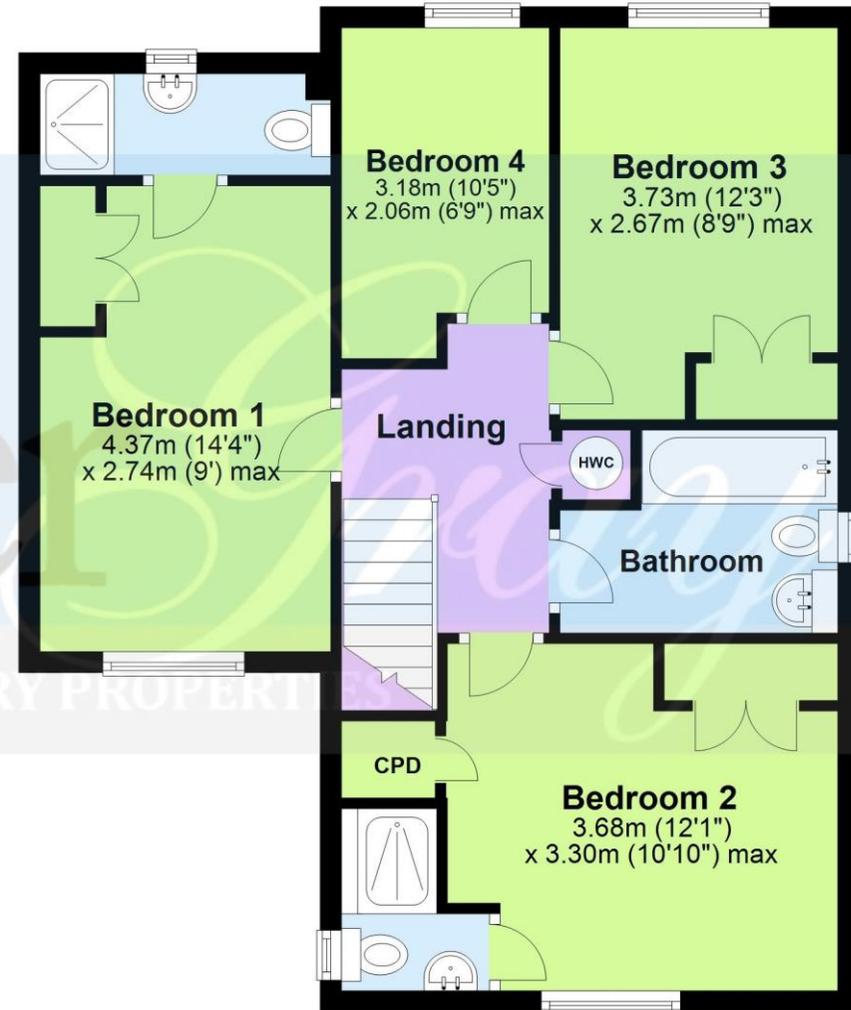
Ground Floor

Approx. 59.2 sq. metres (637.0 sq. feet)



First Floor

Approx. 58.6 sq. metres (630.3 sq. feet)



Total area: approx. 117.7 sq. metres (1267.4 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.



