

35 Peacocke Way, Rye, East Sussex TN31 7AF

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Offers excess of £715,000

This stunning four-bedroom home offers an exceptional blend of space, style, and modern convenience. Boasting approximately 1,919 sq ft of beautifully designed accommodation, this property is perfect for those seeking a contemporary lifestyle within easy reach of the historic town of Rye.

Internally, there is a welcoming entrance hall, a spacious 19' kitchen / dining room which opens out onto the south-east facing garden at the rear, making this an ideal place for entertaining family and friends. In addition, there is a large sitting room that also opens onto the garden and further a family room / study / reception room. On the first floor is a generous landing, four bedrooms, two with en-suites and a family bathroom which are all fitted with high specification white suites.

This property also benefits from a double garage with parking for two cars to the front and from having countryside views and the wonderful East Sussex coast on the doorstep and lovely views the front.

- A most attractive detached 4 bedroom modern home
- Built in 2016 to a high specification / warranty in place
- Well proportioned light, bright accommodation
- Spacious open plan kitchen / dining / family room
- Family bathroom and two en-suite shower rooms
- Well maintained south east facing garden with terrace
- Double garage / parking for two cars
- Circa 15 minute walk to station and town centre
- Wide choice of good local schools and amenities
- Romney Marsh and Coast, a stones throw away

SITUATION: This property is situated on the fringes of the historic Cinque Port town of Rye, 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 two-screen Kino cinema complex.

The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stone's throw away there are many good walks and leisure activities to pursue. There is a choice of educational opportunities nearby in both the state and private sector. 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.

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Warner Gray



The following is a brief introduction to a property which will only be fully appreciated when viewed.

GROUND FLOOR

Upon entering, you are welcomed into a light, spacious **ENTRANCE HALL** with staircase leading to the first floor with useful built in storage cupboard under and ample space for boots / coats etc. A door from the hall leads to a convenient downstairs **CLOAKROOM** with low level w.c. and wash hand basin.

The heart of the home is the impressive open-plan **KITCHEN / DINING ROOM** area overall measuring 19'1 x 13'1 thoughtfully designed to provide a perfect balance of functionality and comfort for cooking, dining and entertaining, whilst a bank of aluminium framed bi-folding doors with privacy glass, open to the rear garden letting the natural light flood in. The stylish and well-appointed kitchen features a range of high spec worksurfaces, cupboards, drawers and units along with integrated appliances including gas hob and electric oven, sink unit with drainer and an central island / breakfast bar.

The adjoining **UTILITY ROOM** adds further practicality to the layout with further space for appliances. Window to the side.

From the hall folding double doors open leading you into the wonderful triple aspect **SITTING ROOM** 24'4 x 13'2 which is a elegant, bright room ideal for family gatherings with an attractive bay window to the front, side window and aluminium framed bi-folding glazed doors opening onto the terrace and garden. The attractive fireplace houses gas fire is provides a lovely focal point for the room.

From the hall there is a door to the **FAMILY ROOM / STUDY** 14'1 x 9'1 being a versatile double aspect reception room with bay window to the front and further window to the side.

From the hall a staircase leads up to the **FIRST FLOOR LANDING** with hatch to roof space and doors to the double aspect **PRINCIPAL BEDROOM** 15' x 9'7 with window to the front and side, built in wardrobe cupboard and door leading to the modern **EN-SUITE SHOWER ROOM**.

BEDROOM 2 10' x 9'7 is another double bedroom with window to the front, built in wardrobe cupboard and door to **EN-SUITE SHOWER ROOM**.

BEDROOM 3 11' x 10'9 Window to the front. Built in wardrobe cupboard.

BEDROOM 4 8'10 x 7' Window overlooking the rear garden. The well-proportioned bedrooms offer ample space for family or guests, serviced by a smart contemporary **FAMILY BATHROOM**.

OUTSIDE A paved driveway to the side provides off road parking and leads to the **DOUBLE GARAGE** with path leading to the front of the property with attractive garden plants with various shrubs and bushes. The **DETACHED DOUBLE GARAGE** has two electric doors, power and light with a courtesy door the garden.

To the rear is a well maintained lawned garden which has large paved terraces providing a perfect place for garden seating and furniture to enjoy al fresco dining, entertaining and relaxing.

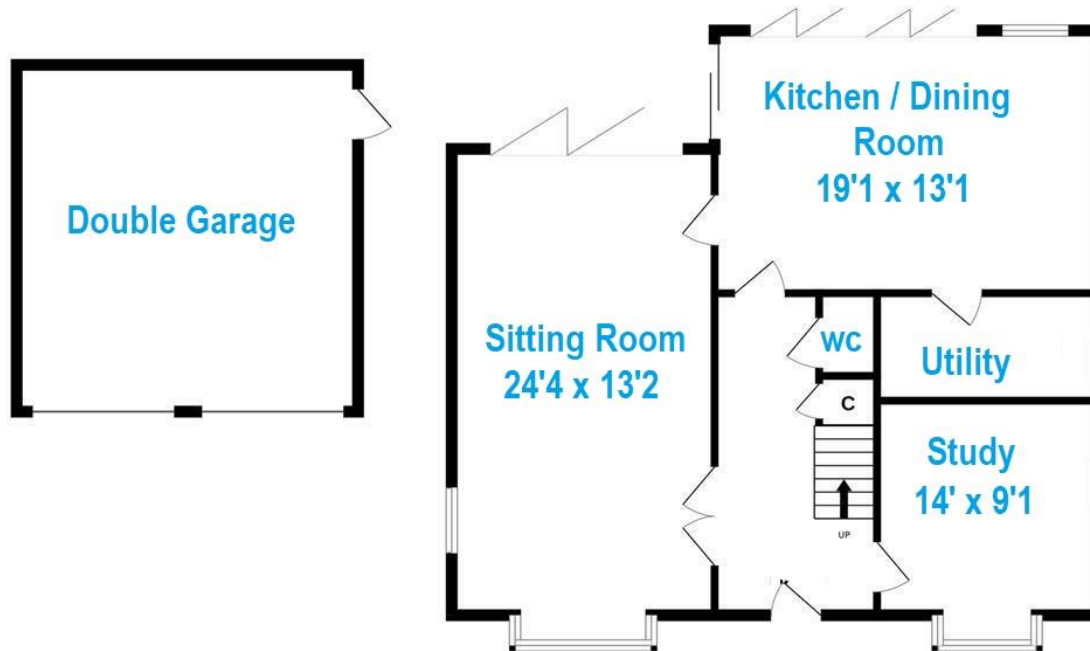
SERVICES Mains: water, electricity, gas and drainage. EPC: B. Local Authority: Rother District Council.

MAINTENANCE CHARGE Please note there is an annual maintenance charge, paid in two equal half yearly payments, which covers the general maintenance of the communal areas. We are advised that the payment for is £120.00 every six months. This charge is managed through a Residents Committee

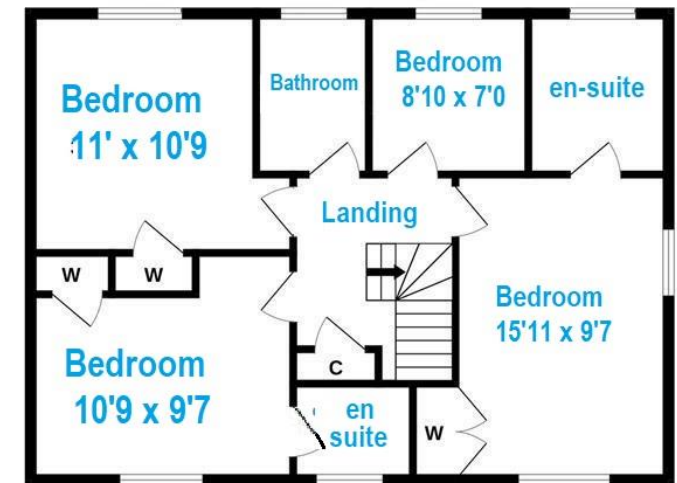
Viewing by appointment through WarnerGray 01797 270050



GROUND FLOOR
1176 sq ft (approximately)



FIRST FLOOR
743 sq ft (approximately)



TOTAL FLOOR AREA : 1919sq.ft (178.sq.m.) approximately

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