



Brookland View, rye road, Brooklands

Brooklands

Offers Over £600,000



## Brookland View, rye road

### Brooklands

Lovely and exclusive new build development of 4 detached homes in Brookland village. 4 or 5 double bedrooms, 2 en-suites, family bathroom, contemporary kitchen/diner, living room, garage, driveway for 3 cars. Great location to a number of beaches as well as the towns of Rye, Tenterden, New Romney, Ashford and beyond! Council Tax band: G

Tenure: Freehold

- New Build Four Bedroom Family Home
- Set Over Three Floors
- Two Ensuites & Family Bathroom
- Utility Room
- Garage & Ample Parking
- Modern Designer Kitchen
- Integrated Appliances
- Flexible Living Space
- Zonal air Source Heating



### **Lounge**

16' 7" x 12' 1" (5.05m x 3.68m)

### **Kitchen/Diner**

20' 1" x 11' 10" (6.12m x 3.61m)

### **Utility Room**

8' 7" x 6' 4" (2.62m x 1.93m)

### **Bedroom One**

17' 9" x 8' 7" (5.41m x 2.62m)

### **Bedroom Two**

14' 2" x 10' 4" (4.32m x 3.15m)

### **Bedroom Three**

10' 11" x 10' 3" (3.33m x 3.12m)

### **Bedroom 4**

10' 11" x 10' 3" (3.33m x 3.12m)

### **Ensuite**

### **Ensuite**

### **Family Bathroom**

### **Loft Space**

2511' 0" x 17' 10" (765.35m x 5.44m)

Restricted head height in parts

### **Study Area**

12' 0" x 7' 8" (3.66m x 2.34m)

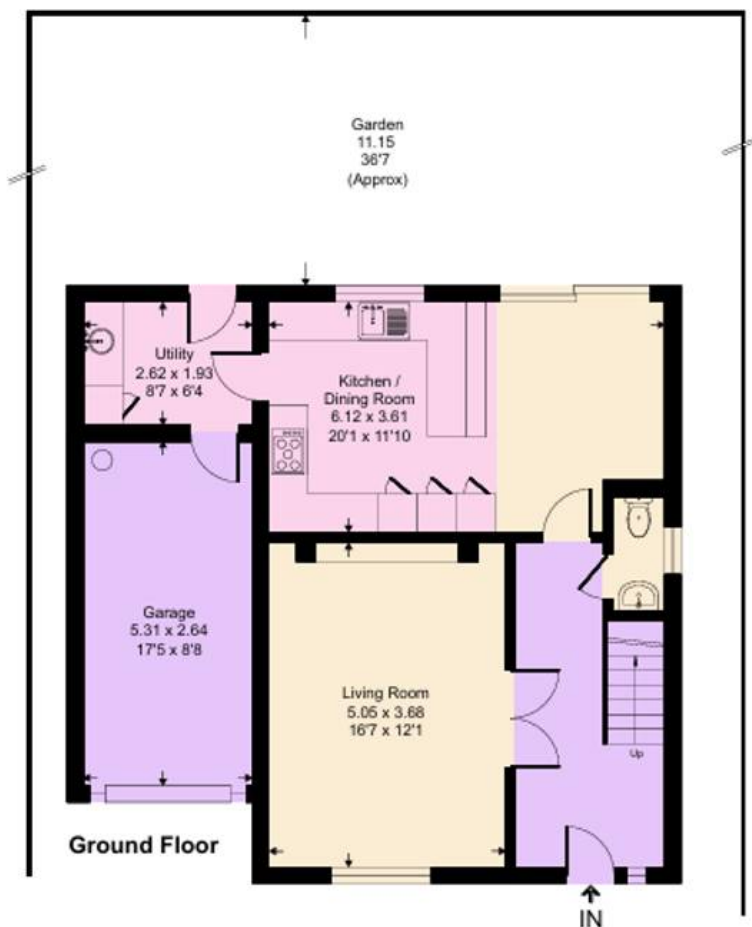






## Brookland View, TN29

Approximate Gross Internal Area = 168.4 sq m / 1813 sq ft  
Approximate Garage Internal Area = 14.2 sq m / 153 sq ft  
Approximate Total Internal Area = 182.6 sq m / 1966 sq ft  
(excludes restricted head height)





## Skippers Estate Agents – New Romney

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