



**Moloney**  
COUNTRY PROPERTY



**3 HAMISH COURT PEASMARSH**

## 3 HAMISH COURT, MAIN STREET, PEASMARSH, EAST SUSSEX. TN31 6SS

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A WELL PRESENTED, MODERN DETACHED 4 BEDROOM FAMILY HOUSE LOCATED CENTRALLY IN THE VILLAGE, CONVENIENT FOR LOCAL AMENITIES & A SHORT DISTANCE FROM THE HISTORIC CINQUE PORT TOWN OF RYE. OFFERING GOOD SIZE SPACIOUS ACCOMMODATION, INCLUDING SITTING ROOM WITH FRENCH DOORS TO THE GARDEN, KITCHEN/DINING ROOM. MASTER BEDROOM WITH EN-SUITE, 3 FURTHER BEDROOMS. INTEGRAL SINGLE GARAGE, ORP, PRETTY, ENCLOSED REAR GARDEN. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, KITCHEN/DINING ROOM, SITTING ROOM, FIRST FLOOR LANDING, MASTER BEDROOM WITH DRESSING AREA AND EN SUITE BATH AND SHOWER ROOM, 3 FURTHER BEDROOMS, FAMILY BATHROOM. FRONT & REAR GARDEN, INTEGRAL GARAGE, PARKING. GFCH.



Obscured double glazed UPVC door to:

**ENTRANCE HALL:** Staircase to the first floor with UPVC double glazed window to the side. Under stairs storage cupboard. Inset ceiling lights. Wooden floor.

**CLOAKROOM:** Obscure glazed UPVC window to the front. Fitted with contemporary white suite comprising back to wall WC with storage cupboard to side & hand basin set onto single door storage unit. Tiled floor. Mirror with light/shaver point. Cloaks hooks.

**SITTING ROOM:** Two double UPVC patio doors opening out to the rear paved terrace. Inset ceiling lights. TV point, BT point. Matching wooden floor.

**KITCHEN/DINING ROOM:** Double aspect room with UPVC double glazed windows to the front & side. Fitted with U shape range of cream base and wall units with square edge laminate wood effect worktop over, inset with 1 1/2 bowl, single drainer sink unit. Plumbing for dishwasher, integrated Siemens washing machine. Drawer units. 5 ring gas hob with Siemens electric fan assisted oven below, glass splashback, chimney style Siemens extractor/light over. Integrated Siemens fridge & freezer. Mosaic tiled upstands, tiled floor. Inset ceiling lights.

Turned staircase with painted balustrade and wooden handrail to:

**FIRST FLOOR LANDING:** Matching doors to all rooms. Loft hatch. Sun tube.

**BEDROOM ONE:** Double aspect room with UPVC double glazed window enjoying views over the rear garden and matching window to the front. Inset ceiling lights, wall light points, TV point. Dressing area, ideal for wardrobe cupboards. Door to:

**EN-SUITE BATH AND SHOWER ROOM:** Obscure UPVC double glazed window to the rear. Fitted with contemporary white suite comprising back to wall WC, set into range of storage cupboards, hand basin set onto double doored storage unit with mirror over and panelled bath

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**GUIDE PRICE £485,000**



set into tiled recess. Extractor. White ladder style heated towel rail. Light/shaver point. Corner shower cubicle with glass surround & Bristan shower. Inset ceiling lights.

**BEDROOM TWO:** UPVC double glazed window enjoying views over the garden to the rear. TV point.

**BEDROOM THREE:** UPVC double glazed window to the front. Double sliding doored wardrobe cupboard. TV point.

**BATHROOM:** Obscure glazed UPVC double glazed window to the side. Fitted with contemporary white suite comprising back to wall WC & semi integrated hand basin set into range of white storage cupboards with laminate surround. Mirror, light/shaver point. Panelled bath with telephone shower over, glass shower screen to side. Inset ceiling lights, extractor. Tiled floor. White ladder style heated towel rail.

**BEDROOM FOUR:** UPVC double glazed window to the front. TV point.

**OUTSIDE:** The property is approached from the road over a part brick paved driveway providing parking for several vehicles and giving access to the attached single garage with up and over door to the front, personnel door to the rear, with light and power connected, housing the i Mini gas boiler. A paved pathway leads to a gate at the side giving access to the rear. The rear garden is fully enclosed with an area of gently sloping lawn and planted borders. The path opens out to a paved terrace for alfresco dining with outside lights & outside tap.

**SERVICES:** All mains services are connected. Gas central heating.

**FLOOR AREA:** 126 m<sup>2</sup> (1,356 ft<sup>2</sup>) Approx.

**EPC RATING:** 'C'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'E'

**TENURE:** Freehold

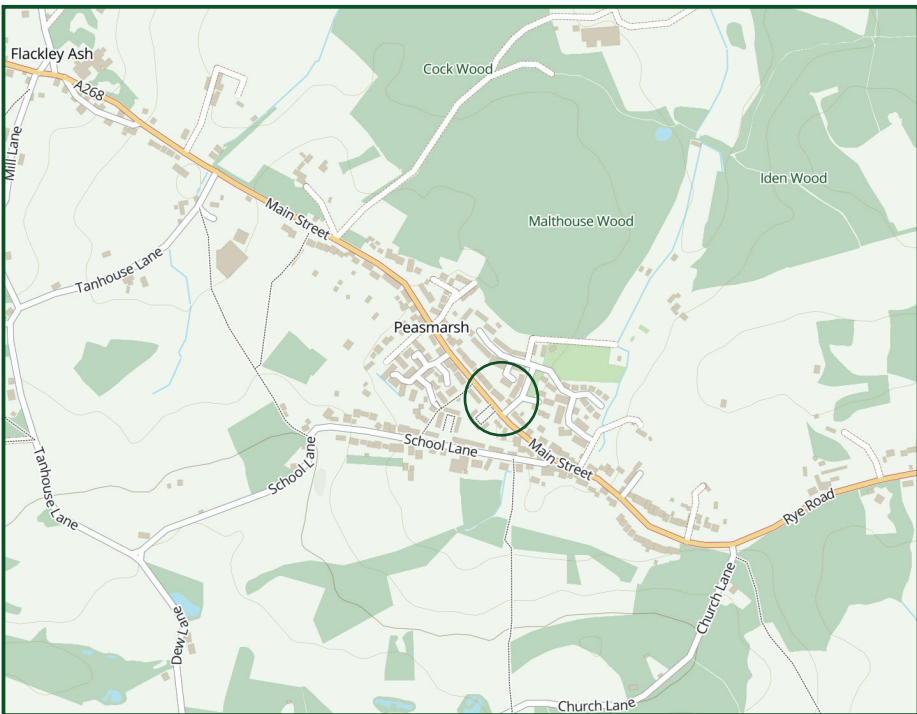
**TRANSPORT LINKS:** For the commuter, Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Rye via Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks) and the M20 at Junction 9 at Ashford.

**DIRECTIONS:** Travelling south towards Rye on The A268, proceed into Peasmarsch village, passing the Cock Inn on the right. 3 Hamish Court will be found on the left just before the turning into The Maltings.

**What3Words (Location):** [///officials.crossword.bronzed](https://www.what3words.com/officials.crossword.bronzed)

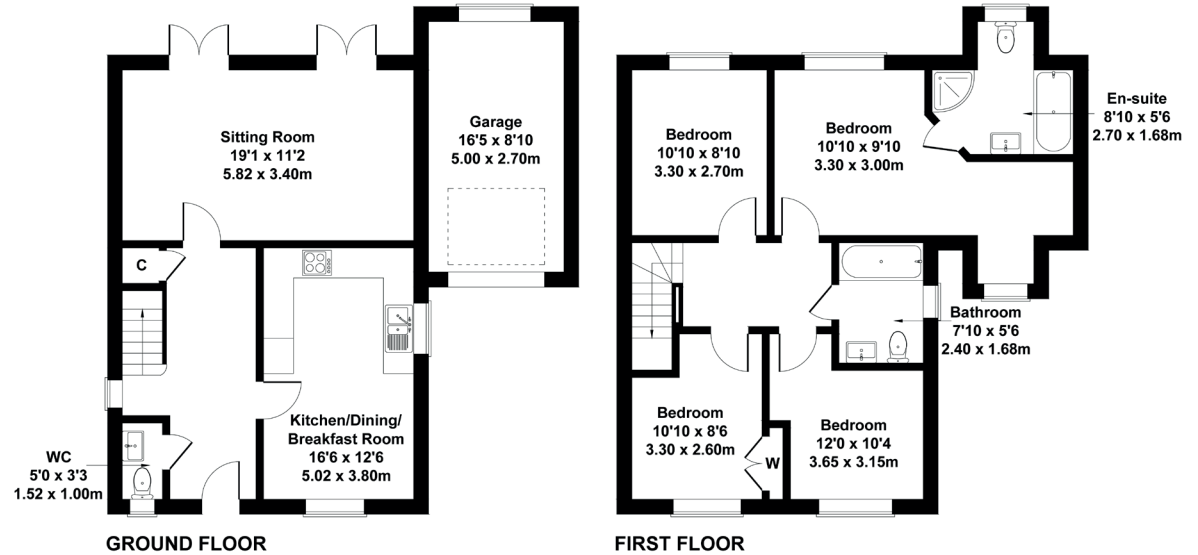
**VIEWINGS:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

### 3 Hamish Court

Approximate Gross Internal Area  
1356 sq ft - 126 sq m



Not to Scale.  
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 c	86 B

[MOLONEYCOUNTRYPROPERTY.COM](http://MOLONEYCOUNTRYPROPERTY.COM)

EMAIL: [SALES@MOLONEYCOUNTRYPROPERTY.COM](mailto:SALES@MOLONEYCOUNTRYPROPERTY.COM)

TELEPHONE: 01797 253000 or 01580 212828