



**Moloney**  
COUNTRY PROPERTY



TANGLEWOOD, RYE

## TANGLEWOOD, MILITARY ROAD, RYE, EAST SUSSEX TN31 7NY

---

A 3 BED, DETACHED BUNGALOW, IN A SOUGHT-AFTER LOCATION WITHIN WALKING DISTANCE TO THE CENTRE OF RYE OFFERING SCOPE FOR REFURBISHMENT & UPGRADING, INCLUDING TWO RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, 3 DOUBLE BEDROOMS AND BATH/SHOWER ROOM. WELL SET BACK FROM THE ROAD WITH AMPLE PARKING & ATTACHED GARAGE. FRONT GARDEN, ELEVATED, TIERED REAR GARDEN. VIEWS TO THE FRONT.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, MASTER BEDROOM, 2 FURTHER BEDROOMS, BATH AND SHOWER ROOM. DRIVEWAY PROVIDING OFF-ROAD PARKING, ATTACHED GARAGE, FRONT GARDEN, ELEVATED, TIERED REAR GARDEN, GREENHOUSE. GAS FIRED CENTRAL HEATING.



Door to:

**ENTRANCE HALL:** T shaped with 2 windows to side. Cloaks/storage cupboard.

Door to:

**SITTING ROOM:** Double glazed window to the front, patio doors to the rear. Stone fireplace. Coved ceiling. Arch to:

**DINING ROOM:** Double glazed window to the rear. Door back to the entrance hall.

Door to:

**KITCHEN/BREAKFAST ROOM:** Double glazed window to the rear, door leading out to the rear paved terrace. Fitted with range of wooden base and wall units with roll edge laminate worktop over. Electric hob, double electric oven. Vinyl floor. Space for breakfast table. Door to:

**UTILITY ROOM:** Door leading out to the drive at the side. Fitted with eye level wooden cupboards. Plumbing for washing machine space, for further appliances. Ideal Logic gas fired boiler. Shelved storage cupboard. Matching vinyl floor.

**BEDROOM ONE:** Double glazed bay style window enjoying views across the River Rother towards East Guldeford to the front, small window to side. Coved ceiling.

**BEDROOM TWO:** Double glazed window to side. Sliding doored wardrobe

---

**Starting Price £535,000**



cupboard with hanging rail.

**BEDROOM THREE:** Double glazed window to side. Coved ceiling.

**BATH AND SHOWER ROOM:** Obscure glazed window to side. Fitted with coloured suite comprising WC, pedestal hand basin, pine panelled bath and separate fully tiled shower cubicle. Airing cupboard. Tiled floor, part tiled walls.

**OUTSIDE:** The property is approached a road over brick paved driveway providing parking and giving access to the attached single garage with up and over door to the front. The front garden is elevated with stepped pathway giving access to the front door. A pathway to the side leads to the rear garden with lower paved terrace & door into the garage. The good size, elevated, tiered rear garden is well planted & has a greenhouse and timber garden store.

**SERVICES:** All mains services are connected. GFCH.

**FLOOR AREA:** 134 m<sup>2</sup> (1,442 ft<sup>2</sup>) Approx.

**EPC RATING:** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'F'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter Rye railway station provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings & Eastbourne line to the west or Etchingham to the north.

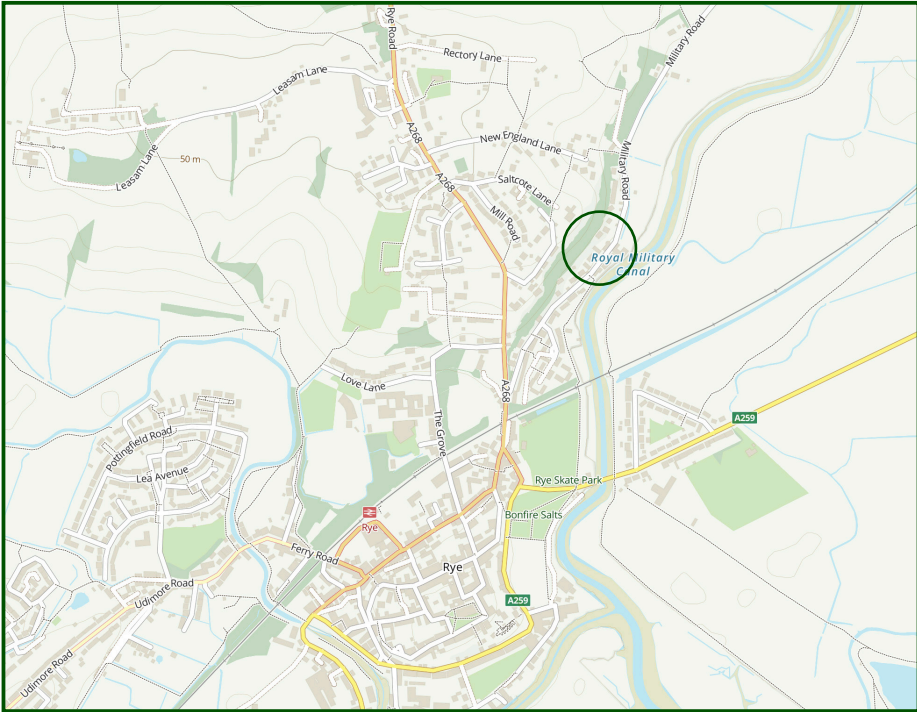
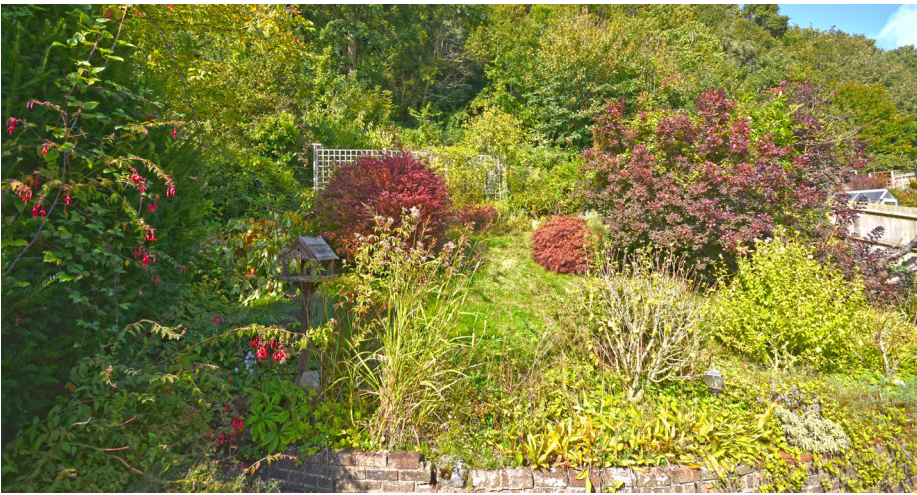
The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21.

**DIRECTIONS:** Travelling towards Rye on the A268, at the bottom of Rye Hill turn left into Military Rd. continue on this road, Tanglewood will be found on the left just before Rye Tennis Club on the right.

**What3Words (Location):** [///horn.roses.mallets](https://www.what3words.com/#!/en/@@@/horn.roses.mallets)

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

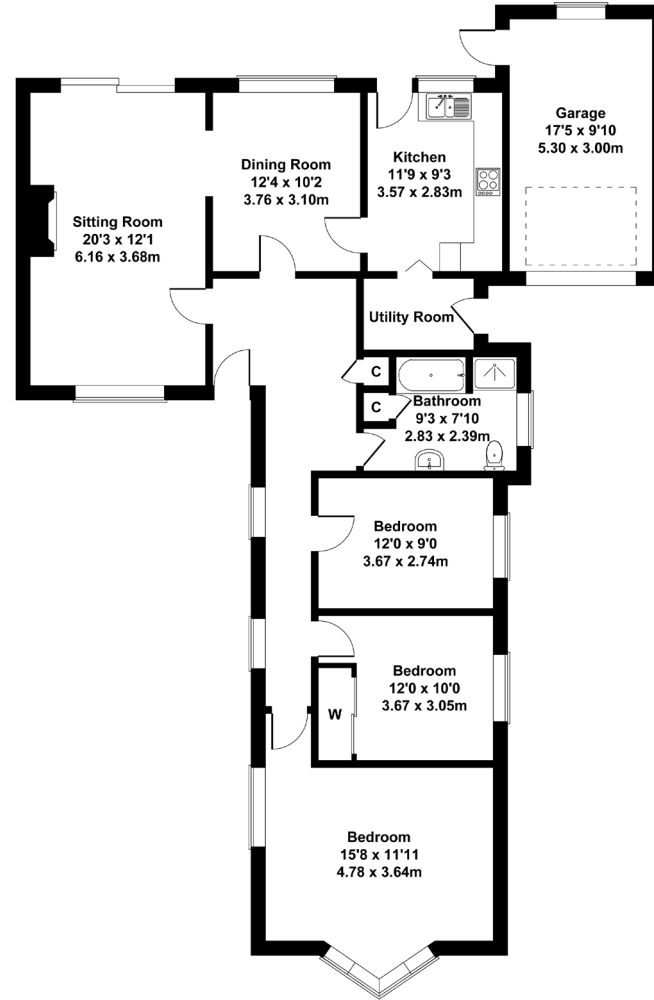




IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

## Tanglewood

Approximate Gross Internal Area  
1442 sq ft - 134 sq m



GROUND FLOOR

Not to Scale.  
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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

TELEPHONE: 01797 253000 or 01580 212828