



Moloney
COUNTRY PROPERTY



BRETT'S END CACKLE STREET, BREDE

BRETTS END, CACKLE STREET, BREDE, EAST SUSSEX TN31 6DX

A DETACHED 2/3 BEDROOM BUNGALOW SITTING IN EXCELLENT LARGE GARDENS, BELIEVED TO MEASURE 1/3 ACRE (TBV) IN CENTRAL VILLAGE LOCATION, OFFERING EXCELLENT SCOPE TO REFURBISH AND EXTEND (STP). ACCOMMODATION INCLUDING SITTING ROOM, KITCHEN/DINING ROOM, CONSERVATORY, 2 DOUBLE BEDROOMS, 1 WITH EN-SUITE SHOWER ROOM, SINGLE BEDROOM 3/STUDY & BATHROOM. ATTACHED SINGLE GARAGE, OFF ROAD PARKING. CHAIN FREE.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, CONSERVATORY, BEDROOM ONE WITH EN-SUITE SHOWER ROOM, BEDROOM 2, BATHROOM, BEDROOM 3/STUDY. FRONT GARDEN, DRIVEWAY PROVIDING PARKING, ATTACHED GARAGE. LARGE REAR GARDEN. GFCH.



Covered porch with part glazed wooden door to:

ENTRANCE HALL: Matching doors to all rooms. Coved ceiling. Airing cupboard housing hot water tank. Loft hatch. Double doors to:

SITTING ROOM: Wooden double glazed, leaded light window enjoying views over the rear garden. Exposed brick fire surround inset with coal effect fire on stone hearth. TV point. Coved ceiling. Wall light points.

KITCHEN/DINING ROOM: Wooden double glazed, leaded light window enjoying views over the rear garden. Fitted with range of oak base and wall units with wood edge laminate worktop over, inset with 1 1/2 bowl, single drainer composite sink unit. Tiled splashbacks. Gas hob with electric oven below & extractor over. Plumbing for washing machine. Space for under counter fridge. Worcester gas fired boiler. Opening to the dining area with space for table. Coved ceiling. Vinyl floor. Sliding patio door to:

CONSERVATORY: UPVC double glazed windows to three sides with doors leading out to the rear paved terrace. Wall light points. Vinyl floor.

BEDROOM ONE: Wooden double glazed, leaded light window to the front. Coved ceiling. Door to:

EN-SUITE SHOWER ROOM: Obscure wooden leaded light window to the side. Fitted with white suite comprising WC, pedestal hand basin and tiled shower cubicle.

BEDROOM TWO: Wooden double glazed leaded light window to the front. Coved ceiling.

GUIDE PRICE £595,000



BATHROOM: Obscure double glazed leaded light window to the side. Fitted with white suite comprising WC, pedestal hand basin with mirror & shaver point over and cupboards either side & corner bath. Vinyl floor, part tiled walls, coved ceiling extractor.

BEDROOM THREE/STUDY: Wooden double glazed leaded light window to the front. Coved ceiling.

OUTSIDE: The property is approached from the road over brick paved driveway providing parking and turning and giving access to the attached single garage with up and over door to the front with a door leading out to the rear garden, light and power connected. The front garden is mainly laid to lawn with planted beds and borders with a post and rail fenced boundary. A gate to the side gives access to the rear garden, which is of excellent size with paved patio for alfresco dining. Timber store & greenhouse. A post and rail fenced divide with second timber garden store leads to a further large area of lawn, all fully enclosed with planted borders. Outside lights, outside tap.

SERVICES: All main services are connected. Gas central heating.

FLOOR AREA: 121 m² (1,302 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'F'

TENURE: Freehold

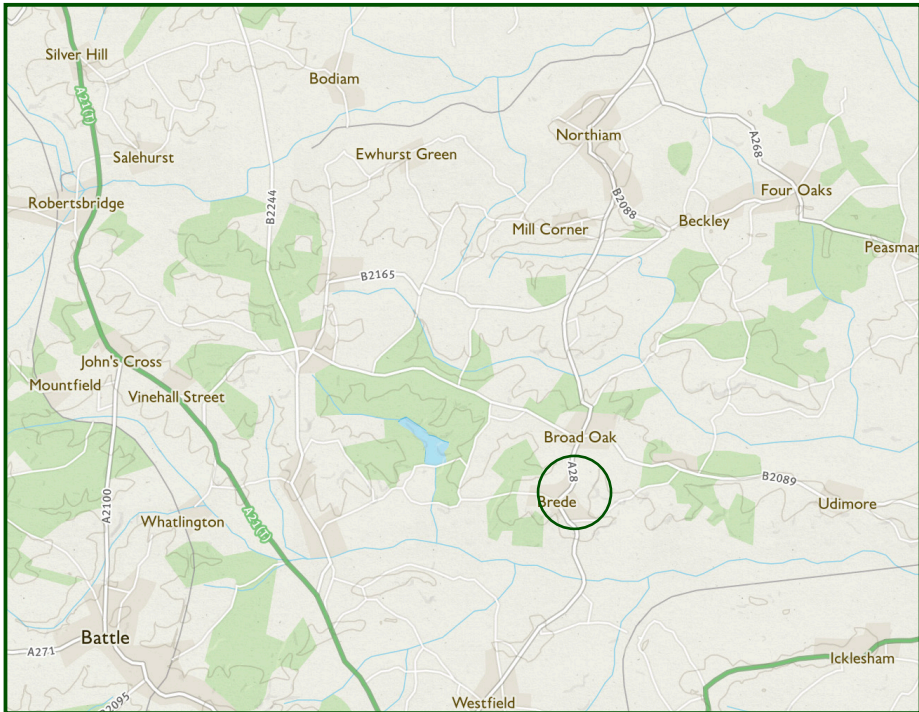
TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

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

DIRECTIONS: Travelling South on the A28 continue straight over the Broad Oak crossroads into Cackle St. Brett's End will be found on the left, just past the village hall.

What3Words (Location): [///first.whips.intricate](https://www.what3words.com/first.whips.intricate)

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

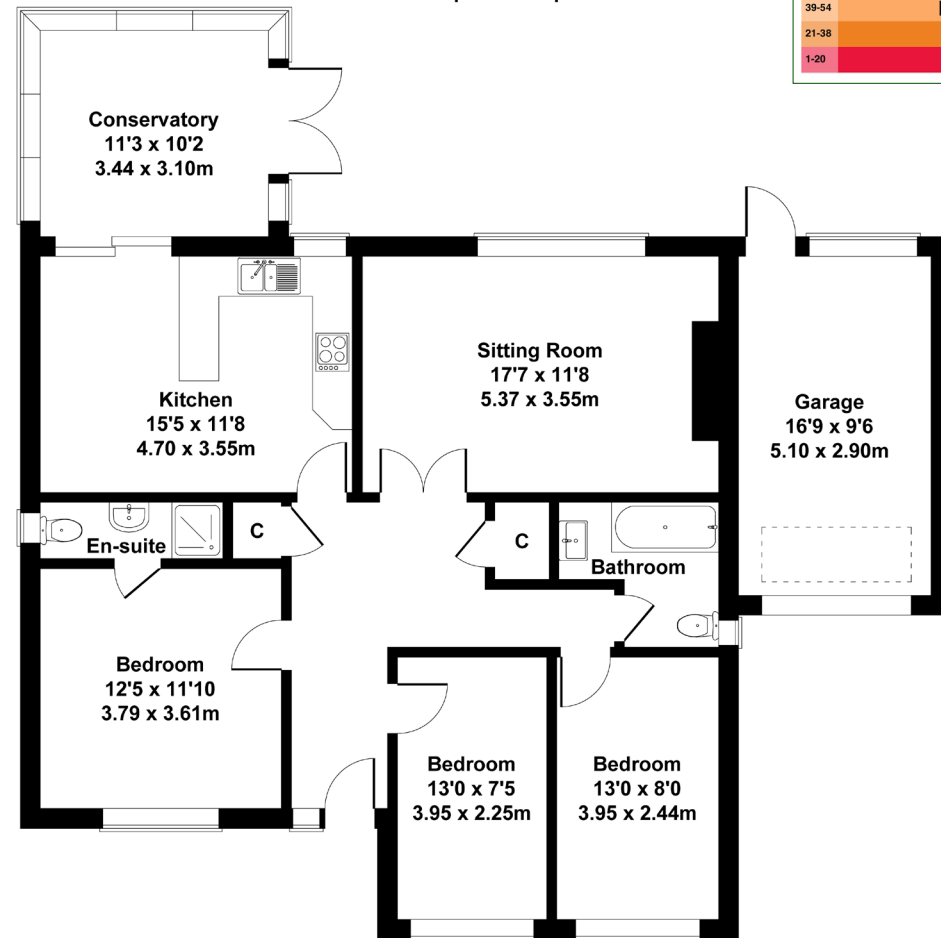


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure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

Bretts End

Approximate Gross Internal Area
1302 sq ft - 121 sq m

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Not to Scale.
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