



**Moloney**  
COUNTRY PROPERTY



**2 THE FIRS** BROAD OAK, BREDE



## 2 THE FIRS, UDIMORE RD, BROAD OAK, RYE, EAST SUSSEX. TN31 6DG

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**CHAIN FREE. A SEMI DETACHED PERIOD COTTAGE, ENJOYING LARGE REAR GARDEN IN CENTRAL VILLAGE LOCATION & VIEWS OVER THE BREDE VALLEY. ARRANGED OVER 2 FLOORS ACCOMMODATION INCLUDES 3 BEDROOMS, 1 EN-SUITE, BATH/SHOWER ROOM, SITTING ROOM, DINING ROOM, FANTASTIC GERMAN KITCHEN & CONSERVATORY. ORP & GARAGE.**

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN, CONSERVATORY, EN-SUITE BEDROOM ONE, TWO FURTHER BEDROOMS, FAMILY BATHROOM. FRONT GARDEN, LARGE REAR GARDEN, SEPARATE SHARED DRIVEWAY PROVIDING OFF ROAD PARKING, SINGLE



Gated path with double glazed door to:

**ENTRANCE HALL:** Wooden floor. Stairs to the first floor with understairs cupboard, further shelved storage cupboard, housing meters. Door to:

**SITTING ROOM:** Double glazed sash window to the front. Wooden floor. Feature fireplace with brick surround inset with basket for open fire. Painted beams. Wall light points. Opening to:

**DINING ROOM:** Double glazed sash window to the side. Former exposed brick fireplace with beam over. Polished concrete floor with underfloor heating throughout. Space for dining table with light over. Opening to:

**KITCHEN:** Double glazed window to the rear. Fitted with stunning Rempp Kuchen kitchen with feature island, incorporating a breakfast bar. Marble worktop inset with Bora induction hob with built-in central extractor. One and a half bowl sink with Quokker instant hot water tap and insinkerator. Wall to wall range of built-in soft close, deep cupboards with integrated Siemens fridge/freezer, two Siemens built-in ovens, one with microwave, two warming drawers & built-in Siemens coffee machine. Shelved larder cupboard. Integrated Siemens dishwasher, space and plumbing for washing machine, Worcester Bosch gas boiler. Door to

**CONSERVATORY:** Double glazed windows to three sides, door leading out to the rear garden. Wood effect laminate floor. Stairs to:

**FIRST FLOOR LANDING:** Shelved storage cupboard. Matching doors to all rooms.

**BEDROOM ONE:** Dual aspect with double glazed window to rear enjoying

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**PRICE GUIDE £450,000**



countryside views, double glazed sash window to the side. Door to:

**EN-SUITE SHOWER ROOM:** Fitted with contemporary white suite comprising WC, wall mounted hand basin & shower cubicle with rainhead shower. Tiled floor & walls. Extractor. Inset ceiling lights. Mirror doored cabinet.

**BEDROOM TWO:** Double glazed sash window to the front enjoying views over the village recreation field.

**BEDROOM THREE:** Double glazed sash window to the front enjoying views over the village recreation field.

**BATHROOM/SHOWER ROOM:** Part obscure, double glazed window to the rear. Fitted with white suite comprising WC, hand basin & bath with Mira power shower over, set into tiled surround with glass screen to side. Vinyl floor. Ladder style heated towel rail.

**OUTSIDE:** The property is approached over a gated path, with hedged front boundary. The large, south facing rear garden is mainly laid to lawn with planted borders, various fruit trees and paved terrace for al-fresco dining. Timber garden store. To the side of the property is a shared drive, giving access to the garage and providing off road parking. A gated path gives access to the rear garden to the side. The garage is currently used as a gym but has potential as a home office, studio or could be converted back to a garage, a door leads back to the rear garden.

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

**FLOOR AREA:** 137 m<sup>2</sup> (1,475 ft<sup>2</sup>) Approx. Incl. Garage

**EPC RATING:** 'D'

**COUNCIL TAX BAND:** 'D'

**LOCAL AUTHORITY:** Rother District Council

**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, Whilst Rye via Ashford and the fast service to St. Pancras provide an alternative.

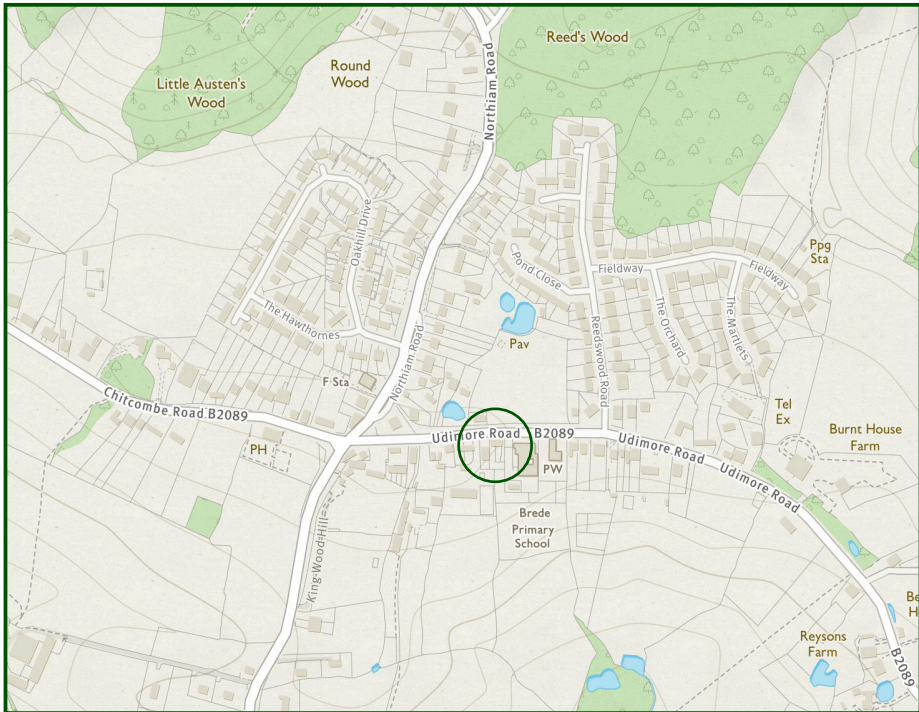
The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks) or at Ashford (M20) Junction 9 & 10.

**DIRECTIONS:** Travelling south on the A28, turn left at the Broad Oak crossroads, B2089, towards Rye. 2 The Firs will be found after a short distance on the right.

**What3Words:** ///strongly.dolly.duplicate

**VIEWING:** All viewings by appointment through our office.

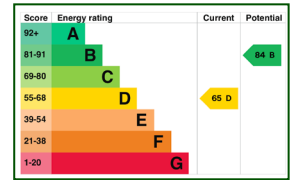




IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure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

## 2 The Firs

Approximate Gross Internal Area  
1475 sq ft - 137 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale.  
For Illustrative Purposes Only.

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