



**Moloney**  
COUNTRY PROPERTY



1 LEA CLOSE BREDE



## 1 LEA CLOSE, BREDE, NR. RYE, EAST SUSSEX TN31 6FW

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A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME, CONSTRUCTED IN 2022 WITH REMAINING NHBC. THIS DELIGHTFUL HOME OFFERS SPACIOUS, WELL PROPORTIONED, LOW MAINTENANCE ACCOMMODATION ARRANGED OVER TWO FLOORS, COMPRISING SITTING/ DINING ROOM, FITTED KITCHEN AND CLOAKROOM. TO THE FIRST FLOOR ARE FOUR BEDROOMS, 2 EN-SUITE & FAMILY BATHROOM. OUTSIDE OFFERS A PRIVATE ENCLOSED REAR GARDEN, MAINLY LAID TO LAWN WITH PAVED SEATING AREAS WITH OFF ROAD PARKING & INTEGRAL GARAGE TO THE FRONT.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, KITCHEN, SITTING/DINING ROOM, FIRST FLOOR LANDING, BEDROOMS ONE & TWO WITH EN-SUITE SHOWER ROOMS, TWO FURTHER BEDROOMS, FAMILY BATHROOM. DRIVEWAY PROVIDING PARKING, INTEGRAL GARAGE, GOOD SIZE REAR GARDEN, GREENHOUSE. GFCH.



Ramp to:

Composite front door with window alongside to:

**ENTRANCE HALL:** Stairs to the first floor. Wood effect floor. Door to the integral garage.

**CLOAKROOM:** Fitted with contemporary white suite comprising WC, hand basin set onto white high gloss storage unit with tiled splash-back. Matching wood effect floor. Heated towel rail, extractor.

**KITCHEN:** Double glazed window with horizontal blind to the front, obscure glazed door leading out to the side. Fitted with contemporary range of grey, high gloss base and wall units with coordinating worktop over & matching up-stands, inset with 1<sup>1/2</sup> bowl, single drainer, stainless steel sink unit. 4 ring gas hob with glass splash-back & concealed extractor over, saucepan drawers below. Bosch electric oven set into housing unit with cupboards above and below, integrated larder fridge with matching freezer. Lamona integrated dishwasher, Lamona integrated washing machine. Full height cupboards with central area of work top, open through to the sitting room.

**SITTING/DINING ROOM:** Double glazed window to the side with horizontal blind and bi-fold doors leading out to the rear paved terrace with vertical blinds. Matching wood effect floor. Inset ceiling lights. TV point.

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**GUIDE PRICE   £625,000**



Stairs to:

**LANDING:** Matching doors to all rooms. Storage cupboard with hanging rail and shelf over. Loft hatch.

**BEDROOM ONE:** Double glazed window with horizontal blind to the front. TV point. Door to:

**EN-SUITE SHOWER ROOM:** Obscure double glazed window to the rear. Fitted with contemporary white suite comprising WC, hand basin set onto dark grey, high gloss storage unit with tiled splash-back, mirror over. Shaver point. Tiled shower cubicle with glass sliding door. Chrome ladder style heated towel rail. Grey wood effect laminate floor.

**BEDROOM TWO:** Double glazed window to the rear with horizontal blind. TV point. Door to:

**EN-SUITE SHOWER ROOM:** Obscure double glazed window to the side. Fitted with contemporary white suite comprising WC, hand basin set onto white high gloss storage unit. Corner shower cubicle with glass sliding door. Wood effect laminate floor. Chrome ladder style heated towel rail. Shaver point, extractor.

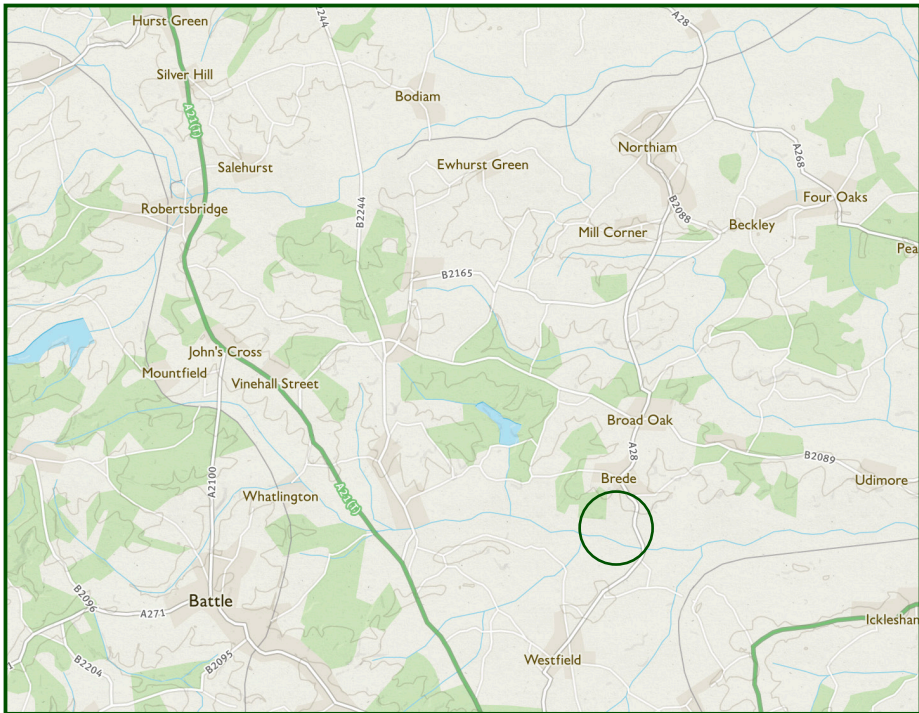
**BEDROOM THREE:** Double glazed window to the front with horizontal blind. Wardrobe cupboard.

**BEDROOM FOUR:** Double glazed window with horizontal blind to the rear.

**BATHROOM:** Obscure double glazed window to the front. Fitted with white suite comprising WC, hand basin set onto dark grey, high gloss storage unit and bath set into tiled surround with central taps. Wood effect laminate floor. Inset ceiling lights, extractor. Shelved storage cupboard. Chrome ladder style heated towel rail. Shaver point.







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.

**OUTSIDE:** The property is approached from the road over a block paved driveway providing parking and giving access to the integral garage with up and over door to the front, part obscure glazed door with matching obscure glazed window leading out to the rear garden housing wall mounted gas fired boiler, hot water tank alongside. A gated path leads to the fully enclosed, private rear garden which is mainly laid to lawn with paved terrace for alfresco dining & greenhouse, along with a gravelled area to the side with raised vegetable and flower beds and second paved terrace area.

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

**FLOOR AREA:** 136m<sup>2</sup> (1,464 sq<sup>2</sup>)

**EPC RATING:** 'B'

**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 over the Broad Oak crossroads down the hill into Cackle St. Lea Close will be found on the right, shortly before Pottery Lane. No 1 will be found on the left.

**What3Words (Location):** ///thrillers.townhouse.among

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

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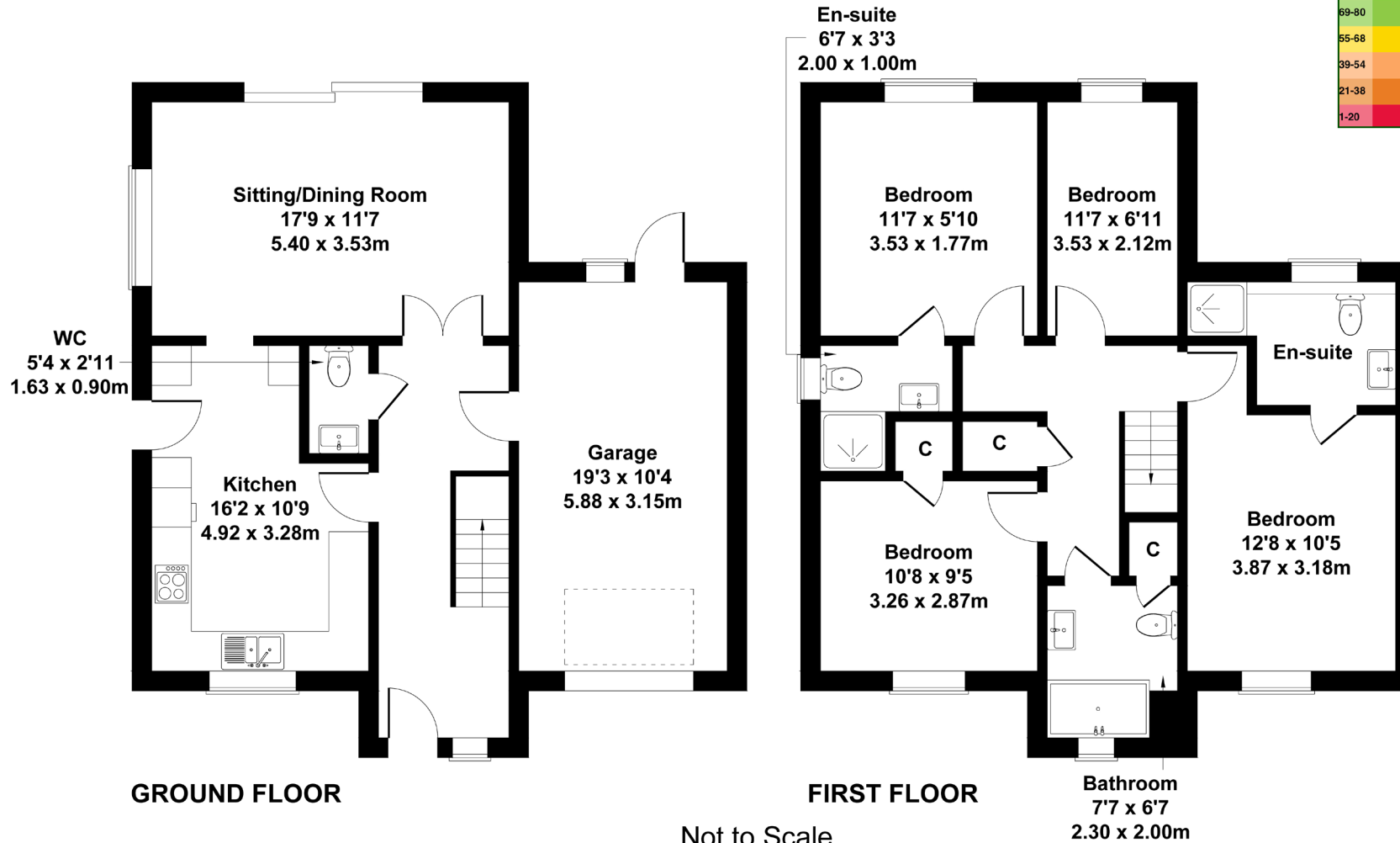
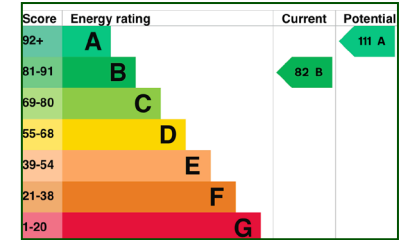
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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**TELEPHONE: 01797 253000 or 01580 212828**

# 1 Lea Close

Approximate Gross Internal Area  
1464 sq ft - 136 sq m



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