



PCMA

ESTATE AGENTS

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Price £528,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this EXCEPTIONALLY WELL-PROPORTIONED and well-presented DETACHED THREE DOUBLE BEDROOMED CHALET STYLE RESIDENCE positioned in the heart of Broad Oak.

The property itself offers well-appointed accommodation comprising a porch leading to entrance hall, LARGE DUAL ASPECT LIVING ROOM with WOOD BURNING STOVE, impressive OPEN PLAN KITCHEN-DINING ROOM which is ideal for entertaining, TWO GROUND FLOOR BEDROOMS and a LUXURIOUS BATHROOM. To the first floor there is a MASTER BEDROOM with WALK IN DRESSING ROOM and EN SUITE SHOWER ROOM.

There is a LARGE FRONT GARDEN with a raised Koi pond, sections of lawn and well-planted areas, as well as a GOOD SIZED REAR GARDEN with a composite decked patio, HOT TUB and shed. To the front there is AMPLE OFF ROAD PARKING and a GARAGE.

The vendor has confirmed that there is additional PLANNING PERMISSION that has been granted for a SIDE EXTENSION with a rear dormer and internal alterations. The plans can be obtained on the Rother Planning Portal under reference: RR/2023/580/P.

Located close to popular schooling establishments, within easy reach of the nearby historic cinque port town of Rye and Battle and amenities including a general store, community hall which hosts weekly farmers market, bakery, public houses and restaurants in addition to a doctors surgery. Situated within an area of outstanding natural beauty, being surrounded by Countryside.

Please call the owners agents now to book your viewing to avoid disappointment.

PORCH

5'10 x 3'11 (1.78m x 1.19m)

Leading to:

ENTRANCE HALL

Double aspect with two windows to side and another large window to front aspect.

LIVING ROOM

19'8 x 11'10 (5.99m x 3.61m)

Feature fireplace with inset wood burner, ample storage, double aspect room with windows to front and side elevations.

OPEN PLAN KITCHEN-DINING ROOM

20'6 x 11'9 (6.25m x 3.58m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, space for American style fridge freezer, integrated washing machine and dishwasher, integrated wine chiller, inset sink with drainer and mixer tap, electric hob with waist level oven and grill, tiled flooring, down lights, wall mounted vertical radiator, double glazed bi-folding doors to rear aspect allowing for a natural transition into the garden.

BEDROOM

14'8 x 11'2 (4.47m x 3.40m)

Two windows to rear aspect with views onto the garden, double doors to side opening to the terrace/garden.

BEDROOM

12'9 x 11'11 (3.89m x 3.63m)

Double aspect with two small windows to side and another large window to front aspect.

BATHROOM

7'4 x 6'3 (2.24m x 1.91m)

Newly fitted and modern with a stand along contemporary bathtub with freestanding brass effect mixer tap and shower attachment, wall mounted vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, low level wc, tiled walls, tiled flooring, down lights, double glazed window to rear aspect.

FIRST FLOOR LANDING

Leading to:

MASTER BEDROOM

13'10 x 12'4 (4.22m x 3.76m)

Window to rear having pleasant views onto the garden, access to eaves storage, leading to:

DRESSING ROOM

11'9 x 4'9 (3.58m x 1.45m)

Sky light to side aspect,

EN SUITE SHOWER ROOM

Walk in shower enclosure, wash hand basin, heated towel rail, sky light to side aspect.

GARAGE

With up and over door, personal door to the front garden.

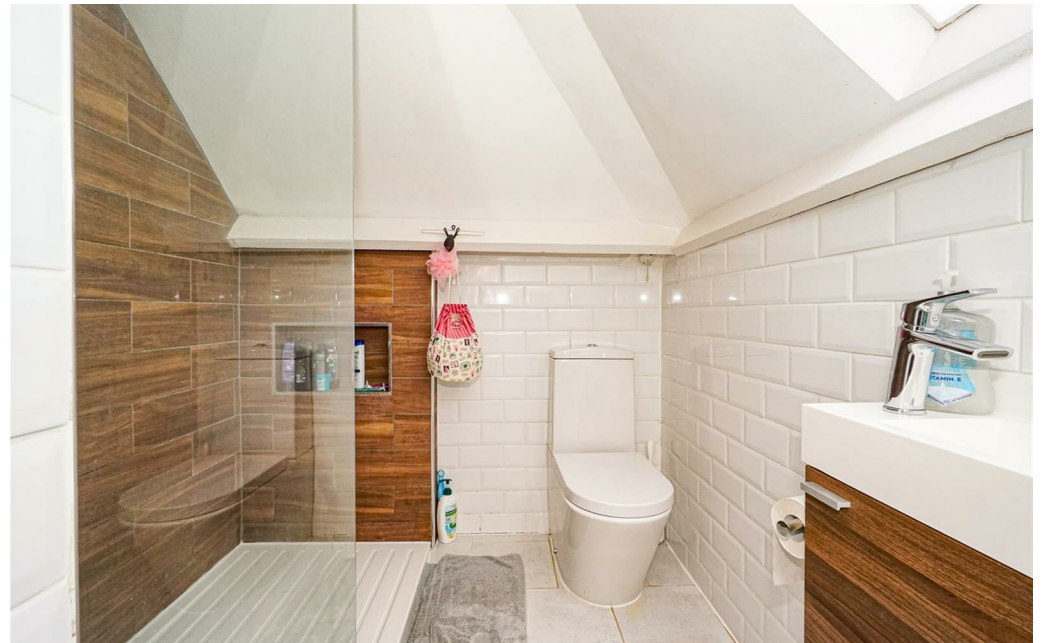
OUTSIDE- FRONT

Ample off road parking for several vehicles, double gates opening into a large front garden with a meandering path leading to the front door. There are areas that are laid to lawn with a block edge border, planted with a variety of mature shrubs and trees, large raised Koi pond, fitted wood store and a gated pathway to side leading to the rear garden.

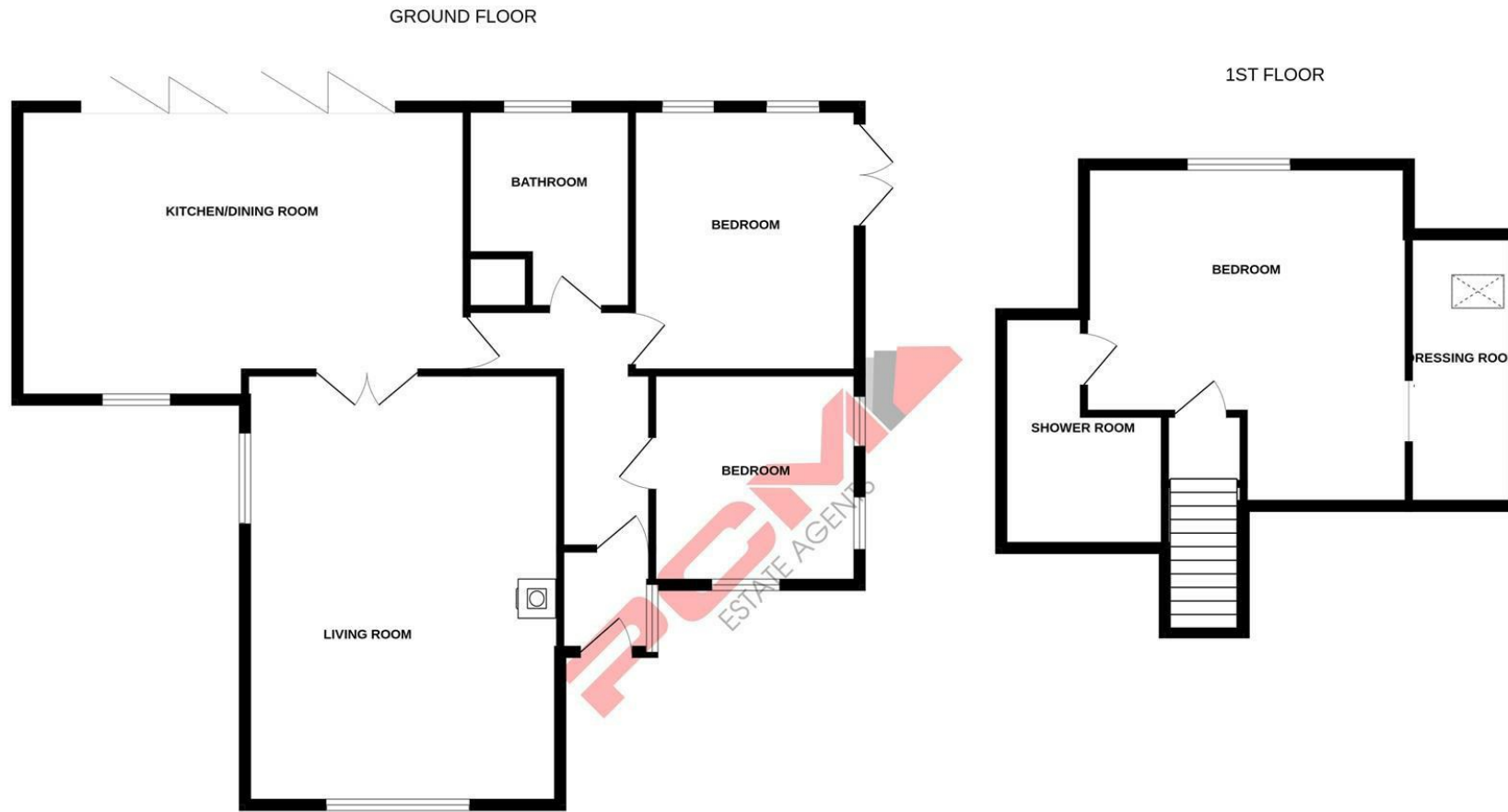
REAR GARDEN

Composite decked veranda providing ample outside space to entertain or eat al-fresco, there is a freestanding hot tub which is incorporated within the sale, there are sections of lawn with shed/ workshop and gated access to front.

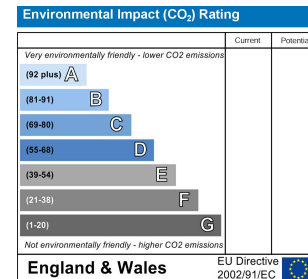
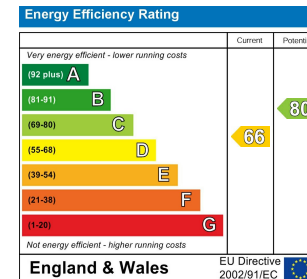








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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