

**RUSH
WITT &
WILSON**



**1 The Barn, Sunbeam Farm Udimore Road, Broad Oak Brede, East Sussex TN31
6DG
£2,200 Per Month**

We are excited to offer this three bedroom semi-detached NEW BUILD barn set within a village location benefitting from far reaching countryside views! Clad with corrugated metal providing a more industrial look both style and comfort are in an abundance throughout with underfloor heating to the ground floor and also to the first floor bathroom, spacious rooms, double height ceiling to the kitchen area and beautifully cabinetry to the kitchen with soft closing doors and drawers all providing a feeling of luxury. Benefitting from an air source heat pump, a heat recovery ventilation system (MVHR) and solar panels to the roof future occupiers will benefit from low running costs. To the ground floor there is a spacious entrance hallway, a large lounge, a large kitchen with breakfast bar and open plan dining area both with a dramatic double height ceiling providing the wow factor, double doors out to the garden and a full double height window with window seat. In addition the ground floor benefits from a second reception room/bedroom three and a bathroom with utility area. To the first floor there is a mezzanine balcony area over looking the ground floor which could be used as a reading nook or a study area, a large master bedroom with double aspect windows, a second large double bedroom both with views across the countryside. Finally a beautiful presented family bathroom with large walk in shower and built in storage. Terms: £2200 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call ((01424) 430011. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)

Entrance hallway

Reception room

Kitchen

Dining area

Ground floor bathroom

with utility area

Reception room 2/Bedroom 3

Double

Mezzanine level

Perfect for an office area or reading nook

Bedroom 2

Large double

Bedroom 1

Large double


Bathroom


Garden

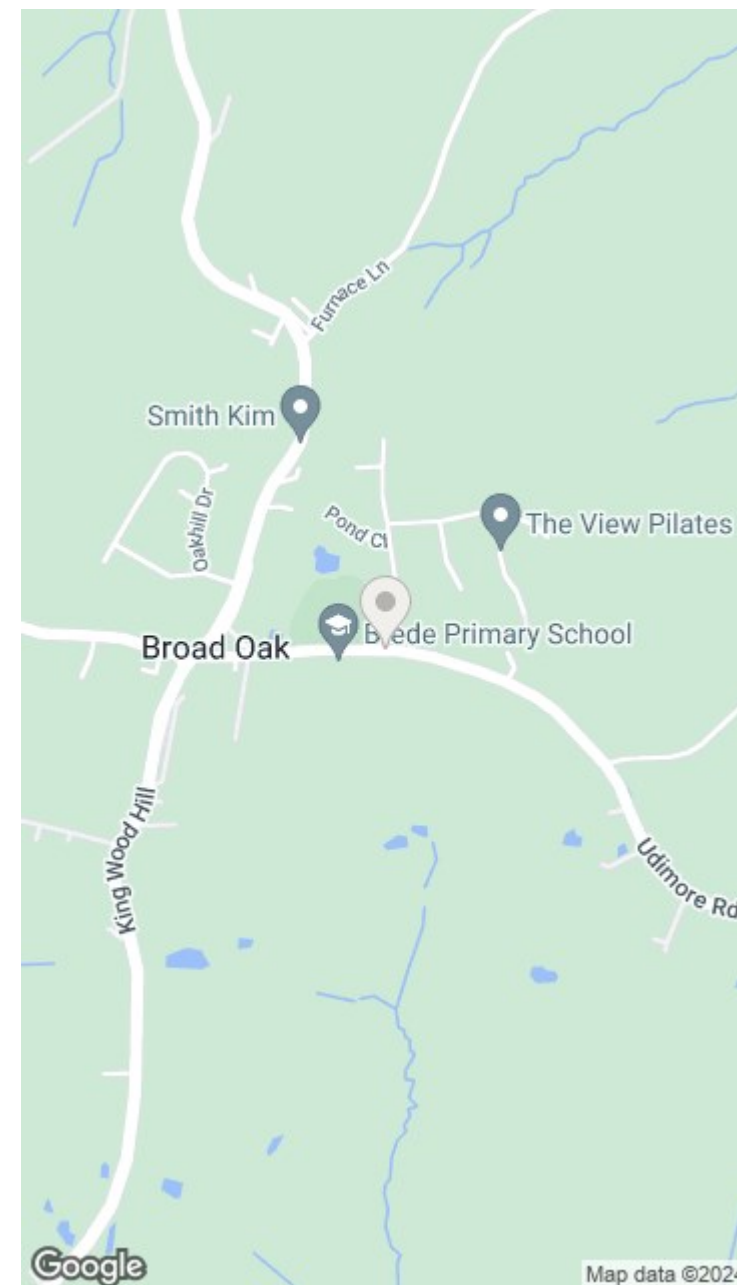
To the side of the property there is a large area laid to lawn with sloping access directly from the kitchen. A patio area to the end of the garden is well placed for alfresco dining and sitting in the evening sun. A gravel path leads around to the front of the property and to the rear where a small brand new shed is located.

Off road parking

A shared gravel driveway to the front of the property allows parking for two cars for Barn 1. Please note a public footpath runs down the main entrance to the farm and along the outside of the driveway into the countryside, this is not a right of way across the front of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		
England & Wales		





1 Bexhill Road, St.Leonards-on-Sea, East Sussex, TN38 0AH
Tel: 01424 430011 | lettings@rushwittwilson.co.uk | www.rushwittwilson.co.uk



