

**RUSH
WITT &
WILSON**



**25 West Place, Brookland, Kent TN29 9RG
£350,000**

Rush Witt & Wilson are pleased to offer an extended semi detached family home with good size garden and a range of outbuilding. The well proportioned and versatile accommodation comprises three first floor bedrooms, shower room, living room (could be used as a ground floor bedroom), spacious kitchen / dining room being the hub of the home with a further reception room adjoining, that with direct access to the terrace / garden. Utility room and cloakroom.

There is a substantial workshop / studio, garden store and greenhouse.

Well stocked garden. Views over fields behind.

For further information and to arrange a viewing please call our Rye Office 01797 224000.



Locality

Forming part of a small residential development on the outskirts of the popular village of Brookland.

Local amenities include an active village hall, parish church and primary school.

Rye, with its bustling town centre is only a short drive away and provides a wide range of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries. Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers and general markets and a railway station which allows access Brighton to Ashford where there are connecting high speed services to London.

Located on the edge of the Romney Marsh, open farmland abuts the village whilst the seaside village of Camber is only a short drive away.

Reception Area

Door to front. Stairs to first floor.

Living Room

13'9" x 12'9" (4.20 x 3.89)

Double aspect with window to front and side. Fireplace with attractive brick surround and tiled hearth.

Kitchen / Dining Room

24'11" x 9'11" narrowing to 7'11" (7.6 x 3.03 narrowing to 2.43)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Complimenting wooden worktop with inset sink and electric hob.

Lobby

Door to side.

Utility / Laundry Room

9'7" x 6'1" (2.94 x 1.86)

Window to the rear. Space and plumbing for washing machine. Floor standing boiler.

Cloakroom

4'11" x 2'8" (1.50 x 0.83)

A white suite comprising wash basin and wc. Window to the side. Heated towel rail.

Garden Room

21'5" x 9'4" (6.55 x 2.85)

Double doors to the rear leading to terrace and garden.

First Floor Landing

Window to the front. Shelved linen store.

Bedroom

12'10" x 9'10" (3.93 x 3.02)

Window to the rear. Overstairs cupboard.

Bedroom

11'11" x 8'8" (3.64 x 2.66)

Window to the side. Built in cupboard.

Bedroom

7'0" x 4'9" (2.15 x 1.45)

Window to the rear.

Shower Room

7'9" x 7'1" (2.37 x 2.17)

Window to the rear. Walk in shower area with generous wall tiling, wash basin and wc. Heated towel rail. Built in cupboard.

Outside

A driveway to the front and side provides off road parking for several cars.

The front garden is laid predominantly to lawn with picket styke fencing.

The rear garden is of good size, a terrace abutts the property and leads onto a level lawn with established shrub bed.

There is a cultivated area and raised beds.

Workshop / Studio

17'7" x 8'8" (5.38 x 2.65)

Double doors to the front. Window to the front and side. Light and power connected.

Garden Store

9'2" x 6'5" (2.8 x 1.96)

Greenhouse

10'9" x 7'2" (3.3 x 2.19)

Agents Notes

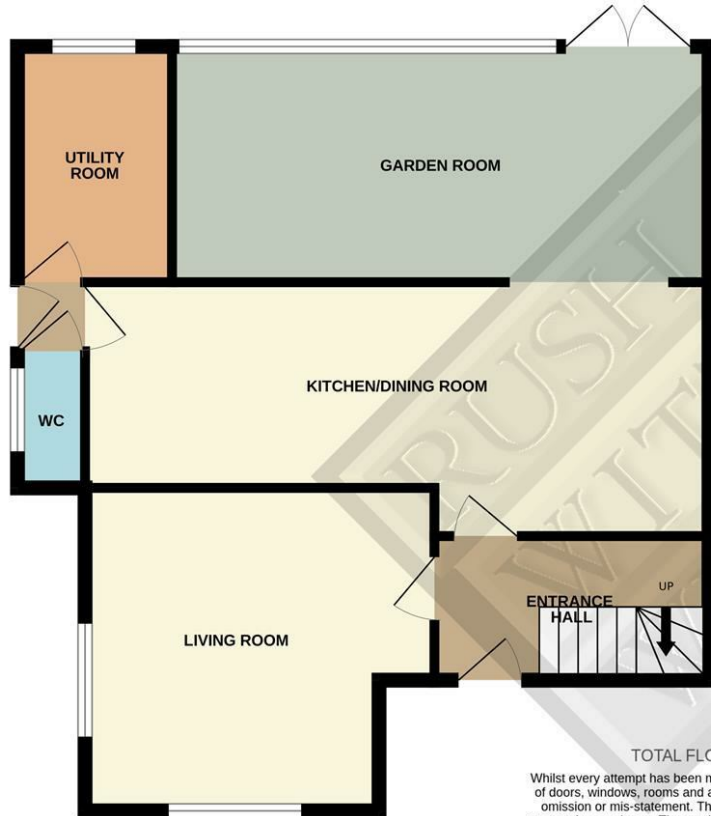
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band C



GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.



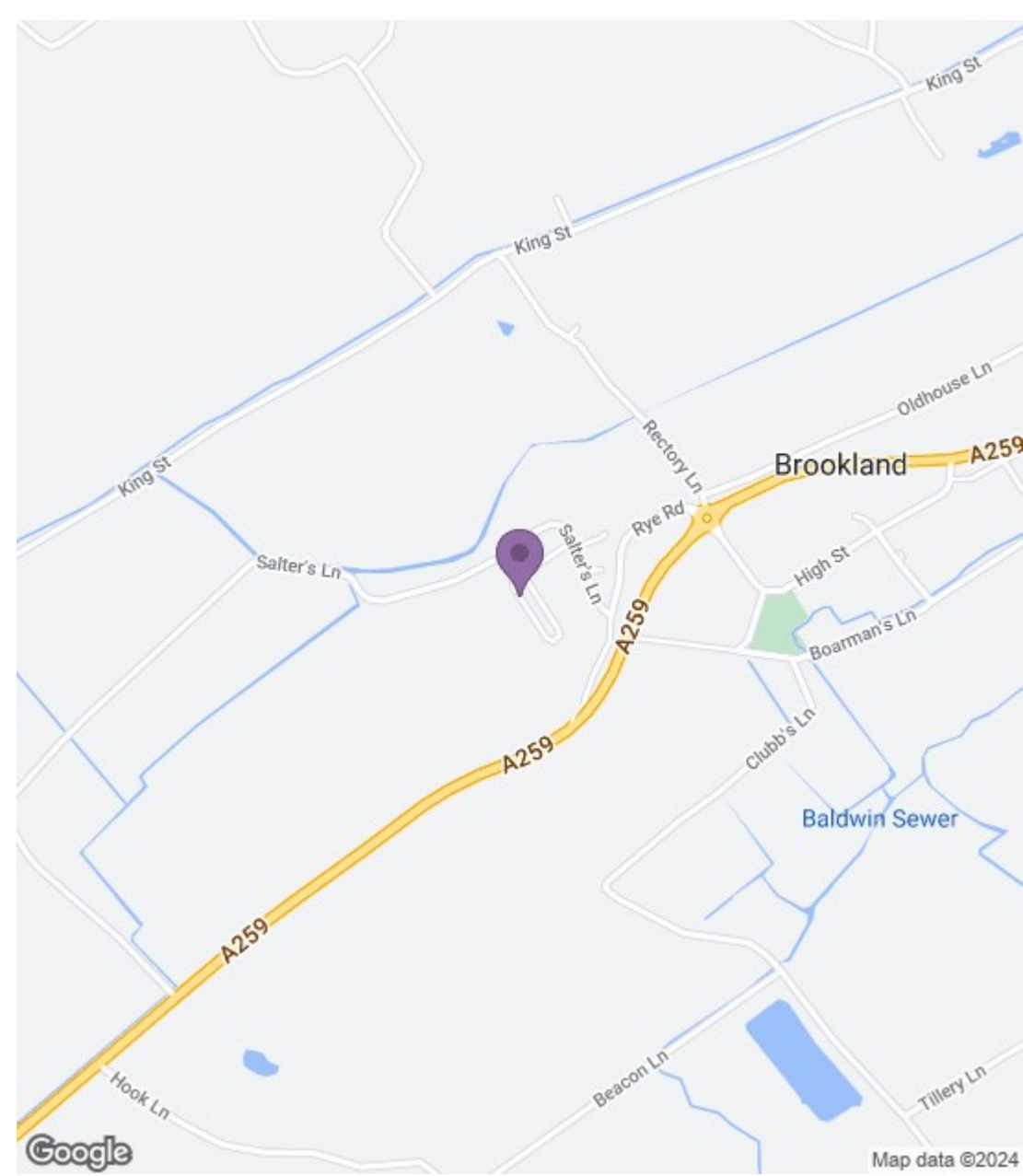
1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(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	
Current	Potential
	81
	53
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current	Potential
England & Wales	EU Directive 2002/91/EC

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