

**RUSH  
WITT &  
WILSON**



**4 Springfield Cottages Cackle Street, Brede, Rye, East Sussex TN31 6EA  
Guide Price £299,950**

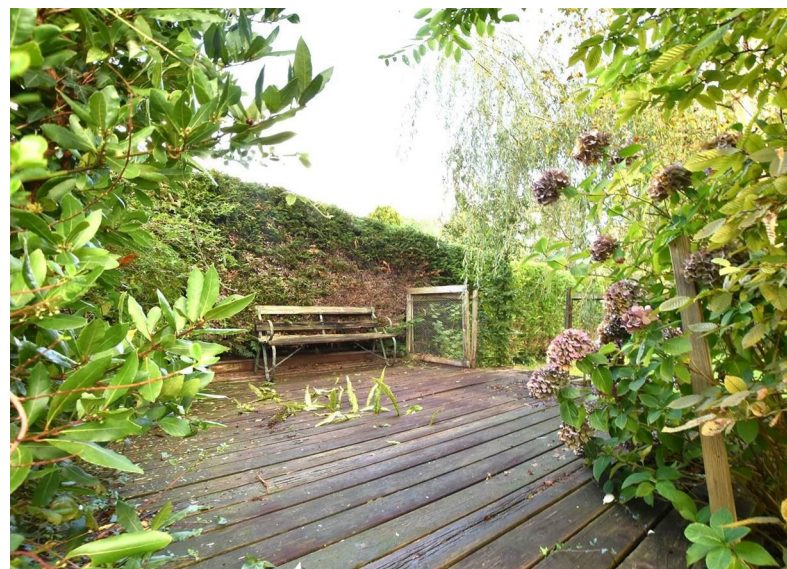
**Rush Witt & Wilson are pleased to offer an opportunity to acquire a charming village home.**

**The well presented accommodation is arranged over two floors and comprises two bedrooms, living room with fireplace / log burner, dining room, kitchen and bathroom.**

**The rear garden is a particular feature being of good size and incorporating a large level lawn, decked terrace and a substantial timber built summerhouse / studio being considered ideal for a variety of purposes (subject to necessary consents).**

**The property is offered CHAIN FREE and could be available for early occupation.**

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



**Locality**

Located in the heart of the popular village of Brede between the Ancient Cinque Port Town of Rye and Abbey Town of Battle.

Local amenities in Brede and neighbouring village of Broad Oak include a general store, active Community Hall which also hosts a Weekly Farmers Market, Bakery, Public Houses / Restaurants and a Doctors Surgery.

Situated within an area of outstanding natural beauty, the village is surrounded by beautiful undulating countryside containing many places of general and historic interest.

The areas primary towns of Rye, Battle, Hastings and Tenterden are all only a short drive away and offer further shopping, sporting and recreational amenities.

**Porch**

Door to the front and windows to either side.

**Living Room**

10'3" x 9'5" (3.14 x 2.89)

Two windows and door to the front. Fireplace with inset log burner.

**Dining Room**

10'4" x 8'3" (3.15 x 2.54)

Stairs to first floor.

**Kitchen**

10'5" x 9'6" (3.20 x 2.91)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Tiled worktop with inset sink. Space and point for cooker. Space and plumbing for washing machine. Built in shelved cupboard. Space for fridge/freezer. Remote stopcock.

**Lobby**

Door to side.

**Bathroom**

5'8" x 5'7" (1.73 x 1.71)

A white suite comprising bath with shower / screen over, wash basin and wc. Generous wall and floor tiling. Window to the rear

**First Floor**

Stairs rise from the Dining Room

**Bedroom**

10'5" x 9'1" (3.2 x 2.77)

Window to the front. Distant rural views.

**Bedroom**

9'1" x 8'9" (2.78 x 2.68)

Window to the rear. Cupboard housing a combi boiler. Over stairs storage.

**Outside**

Picket fence and gate to the front garden.

A courtyard abuts the rear of the property and steps rise to a surprisingly large garden incorporating established shrub beds, decked terrace and level lawn.

Timber Summerhouse / Studio.

**Agents Notes**

The property has Gas Central Heating with a Hive Smart Thermostat

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

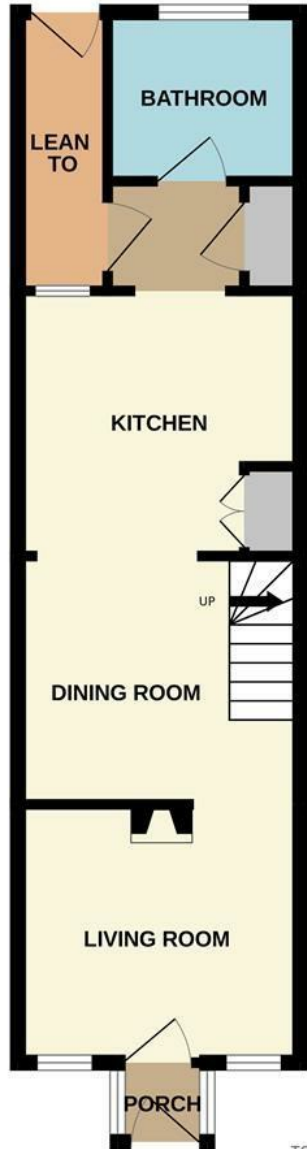
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band: B

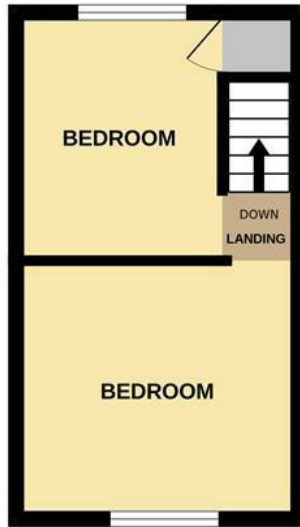
Council Tax Band B



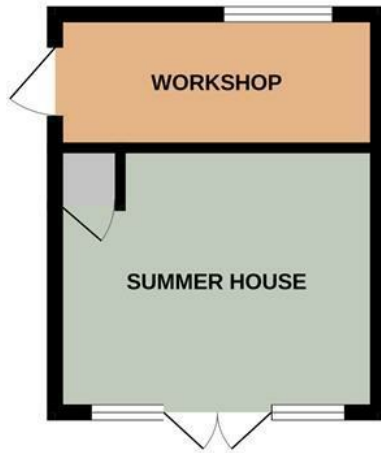
GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
192 sq.ft. (17.8 sq.m.) approx.



OUTBUILDING  
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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