

**RUSH  
WITT &  
WILSON**



**Sunningdale Main Street, Peasmarsh, Rye, East Sussex TN31 6SU**  
**Guide Price £575,000**

**Rush Witt & Wilson are pleased to offer a substantial detached home in the heart of the village.**

**We've been told that part of the property is thought to date from the 1600's with Victorian and more recent modern extension to the rear. The spacious and well presented accommodation is arranged over two floors comprising of four bedrooms, bathroom, separate shower room on the first floor. A double aspect drawing room, dining room/snug, large kitchen/breakfast room, utility/laundry room and cloakroom on the ground floor. The garden extends predominately to the rear enjoying a southerly aspect, A driveway to the front affords off road parking and leads to a detached garage with potential.**

**For further information and to arrange a viewing please contact our Rye office on 01797 224000.**



**Locality**

Sunningdale will be found in the heart of the village only a short walk from the primary school and one of the public houses/restaurants. Peasmarsh offers further facilities including a supermarket with post office and coffee shop, village hall, recreational field and play area and petrol station.

The ancient Cinque Ports Town of 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. The town also boasts the famous cobbled Citadel, working quayside, weekly farmers / general markets and a railway station which allows access to Brighton in the west and to Ashford where there are connecting, high speed, services to London.

Families will enjoy the relatively close proximity to the coast, the Rye Bay being made up of the famous Camber Sands and miles of open shingle beach extending from the cliffs at Fairlight to a Nature Reserve at Rye Harbour.

**Reception Hallway**

Stairs rising to the first floor, doors off to the following:

**Drawing Room**

17'3 x 15' (5.26m x 4.57m)  
A light and airy double aspect room with window to front and further bay window to side, ornamental fireplace, connecting door leading through to:

**Dining Room/Snug**

22'4 x 10' (6.81m x 3.05m)  
Windows to front, square bay window to front, fireplace with inset log burner, double multi panelled glazed doors leading through to:

**Kitchen/Breakfast Room**

15'8 x 12'1 (4.78m x 3.68m)  
Window to rear, double doors leading to the terrace and garden, extensive range of modern cupboard and drawer base units with matching wall mounted cabinets, complementing work surfaces, inset sink unit with side

drainer, range style cooker, space and plumbing for dishwasher, walk in larder.

**Utility/Laundry Room**

6'5 x 4'5 (1.96m x 1.35m)  
Window to rear, butler sink, space and plumbing for washing machine, wall mounted boiler.

**Cloakroom/WC**

4'5 x 3'8 (1.35m x 1.12m)  
Window to rear, wash hand basin, low level wc, heated towel rail.

**First Floor**

**Landing**

Skylight, doors off to the following:

**Bedroom One**

17'4 x 14'10 (5.28m x 4.52m)  
An impressive double aspect room with window to front and bay window to side, built in full height wardrobes.

**Bedroom Two**

10'6 x 10'6 max (3.20m x 3.20m max)  
Window to front.

**Bedroom Three**

12' x 10'5 (3.66m x 3.18m)  
Window to front, ornamental fireplace.

**Bedroom Four/Study**

11' x 7'10 (3.35m x 2.39m)  
Window to rear, access to eave storage.

**Bathroom**

10'10 x 7'8 (3.30m x 2.34m)  
Window to rear, stylish bathroom suite with roll top bath, wash hand basin, low level wc.

**Shower Room**

8'7 x 5'5 (2.62m x 1.65m)  
Window to side, luxury suite with walk-in shower cubicle, pedestal wash hand basin, high flush wc, heated towel rail/radiator, generous tiling.

**Outside**

**Front Garden**

Gravelled driveway providing off road parking and access to a detached garage, further gravelled path to the front with mature hedging.

**Rear Garden**

Enjoying a southerly aspect incorporating brick paved terraces and area of level lawn, bordered to the rear by established and managed conifer hedging providing privacy and seclusion.

**Detached Garage**

17'7" x 9'6" (5.38m x 2.91m)  
Double doors to the front, courtesy door to side, light and power connected, window to side. Considered suitable for a variety of purposes, subject to any necessary consents, perhaps an ideal home office or studio.

**Agents Note**

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 - D





GROUND FLOOR  
APPROX. FLOOR  
AREA 823 SQ.FT.  
(76.5 SQ.M.)

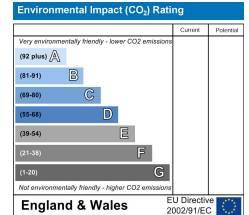
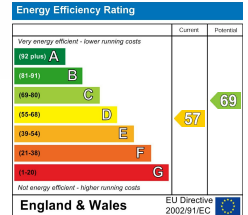


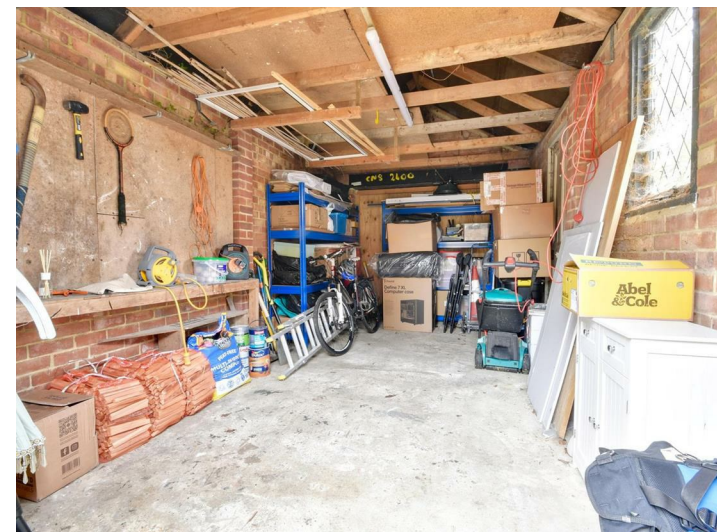
1ST FLOOR  
APPROX. FLOOR  
AREA 811 SQ.FT.  
(75.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1634 SQ.FT. (151.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2020





**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



The Estate Offices Cinque Ports Street  
Rye  
East Sussex  
TN31 7AD  
Tel: 01797 224000  
[rye@rushwittwilson.co.uk](mailto:rye@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)