

**RUSH
WITT &
WILSON**



7 Pottery Close, Brede, Rye, East Sussex TN31 6HE
Guide Price £530,000

Rush Witt & Wilson are pleased to offer a substantial detached village home forming part of a popular cul-de-sac within the village of Brede.

The spacious and versatile accommodation is arranged over two floors comprising an entrance hallway, double aspect living room, dining room/Bedroom with adjoining conservatory, large kitchen with adjoining utility room, double bedroom and bathroom. On the first floor there is a further double bedroom and en-suite cloakroom.

There is an integral garage with potential to convert, off road parking for four vehicles, gardens to the front and rear, the latter enjoying a westerly aspect incorporating paved terrace and level lawn.

The property is being offered chain free, for further information and to arrange a viewing, please contact our Rye office on 01797 224000.



Locality

Forming part of a small development in the heart of Brede, a popular village which together with neighbouring Broad Oak offers a range of daily amenities to include a general store, public houses/restaurants, bakery, doctors’ surgery and an active community hall which also hosts the weekly farmers' market.

Further shopping, sporting and recreational facilities can be found in the nearby towns of Rye, Hastings and Battle, all with railway stations allowing access to London and via Ashford connecting services to Continental Europe.

Beautiful undulating countryside surrounds the village containing many places of general and historic interest.

Entrance Porch

4'8 x 4'5 (1.42m x 1.35m)
Door to the front, tiled floor, door leading though to:

Reception Hallway

14'1 x 5'5 (4.29m x 1.65m)
Stairs rising to the first floor, built in airing cupboard, understairs storage cupboard, restored solid wood floor, doors off to the following:

Living Room

18'0 x 12'4 (5.49m x 3.76m)
A light and airy double aspect room with bay window to the front, two further windows to the side, each with shutters, feature fireplace with inset real flame gas fire, restored solid wood floor.

Kitchen

13'9 max x 11'9 (4.19m max x 3.58m)
Window to the rear, further window, fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards and glazed cabinet, complimenting worktop with inset ceramic sink, space for cooker, tiled floor, generous wall tiling, floor standing boiler, walk in pantry, glazed panel door to side leading through to:

Utility Room

13'9 x 6'6 (4.19m x 1.98m)
Double aspect with window and door to the front and rear elevations, tiled floor, range of fitted cupboard and wall mounted cupboards to match the kitchen, worksurface with space and plumbing beneath for dishwasher and washing machine.

Dining Room/Bedroom

13'9 x 11'9 (4.19m x 3.58m)
Double doors to the rear leading through to:

Conservatory

12'9 x 11'6 (3.89m x 3.51m)
Double doors to the side with views and access onto the side terrace, tiled floor.

Bedroom

12'9 x 10'10 (3.89m x 3.30m)
Window to the front, built in wardrobes.

Bath/Shower Room

9'8 x 8'1 (2.95m x 2.46m)
Obscure glazed window to the rear, a modern white suite comprising low level wc, panel enclosed bath with mixer tap and handheld shower attachment, pedestal wash hand basin, separate shower cubicle with electric shower, generous wall and floor tiling, heated towel rail.

First Floor

Dressing Area

Access to eaves storage.

Bedroom

13'1 x 15'1 (3.99m x 4.60m)
Large dormer window to the front, range of built in wardrobes, double doors leading through to:

En-Suite Cloakroom

10'9 x 6'10 max (3.28m x 2.08m max)
Window to the rear elevation, pedestal wash hand basin, low level wc, space to install shower if required, generous wall and floor tiling, access to eaves storage.

Outside

Garage

16'0 x 8'2 (4.88m x 2.49m)
Electric up and over door, personal door to the side, light and power connected.

Front Garden

Block paved driveway providing off road parking for four vehicles, access to integral garage, gated path to the side, small area of level lawn bordered by shrub beds, narrow drive to the left leading to car port, access to the rear garden.

Rear Garden

Paved terrace abutting the rear of the property leading onto an area of level lawned garden, the established beds contain a variety shrubs, plants and seasonal flowers, two timber garden sheds.

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.

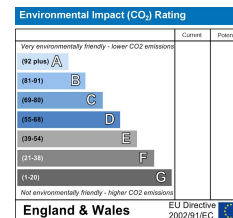
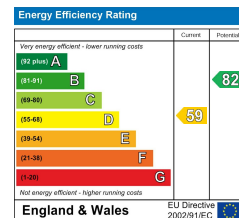
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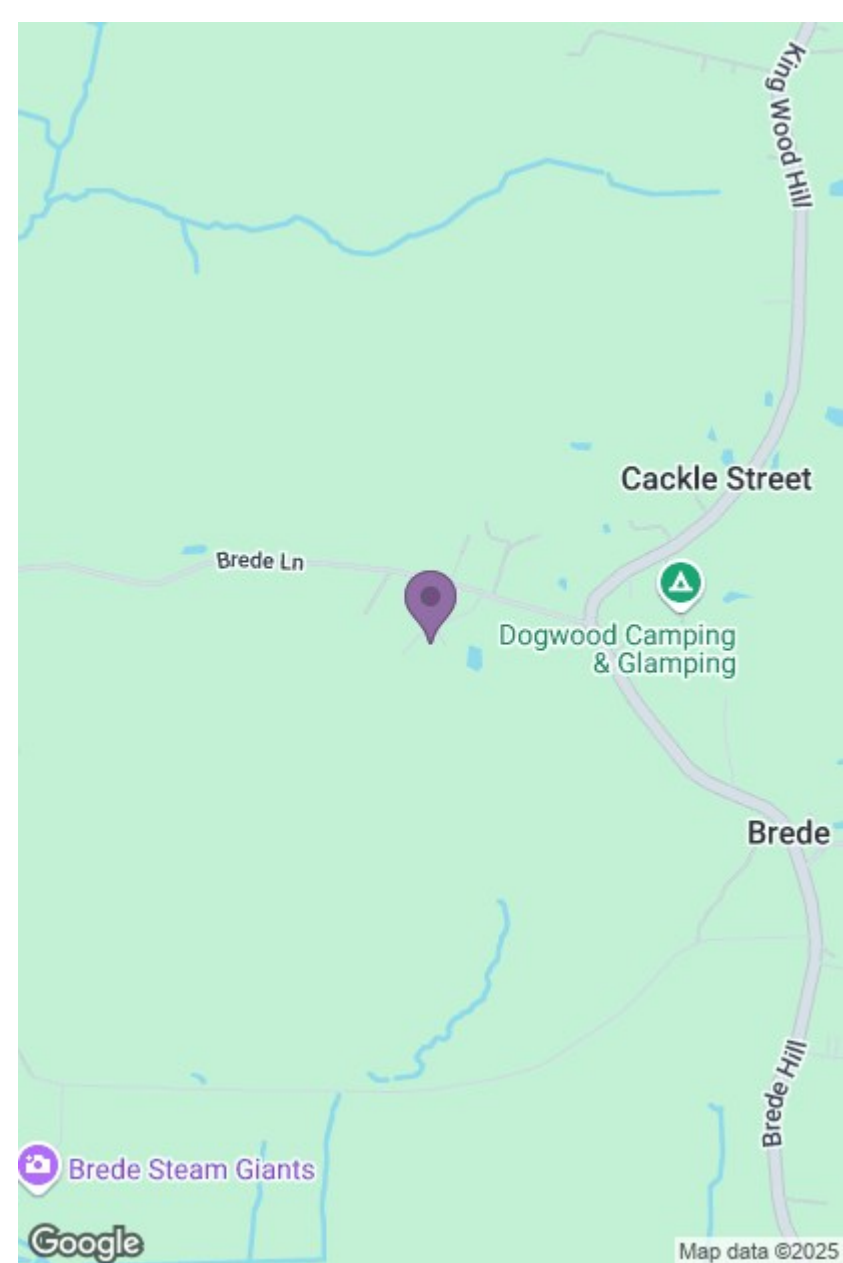




TOTAL FLOOR AREA : 1615 sq.ft. (150.0 sq.m.) approx.

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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