



LAUREL HALL, MAIN STREET, PEASMARSH,
RYE, EAST SUSSEX, TN31 6SY

ANDERSON
 HACKING

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GUIDE PRICE £380,000

An impressive former meeting hall dating back to 1897 that has been converted to create a 2 bedroom detached cottage situated in a central village location in the heart of Peasmarsch. This deceptive property offers open plan living with off street parking and private rear garden.

- Open plan Living Room
- Kitchen / Dining Room
- Utility Room
- Ground Floor Shower/ WC
- 2 Bedrooms (one with ensuite WC)
- Off Street Parking
- Private Garden
- Central Village Location



Laurel Hall is located in the heart of Peasmarsch village and is within walking distance of all village amenities including 2 public houses, village primary school, local supermarket that includes café, post office local pharmacy and petrol station and is opposite the village memorial hall often used for yoga classes and other social activities, The cottage is of brick construction beneath a pitched tiled roof with UPVC double glazed windows and Velux roof lights. The cottage is accessed from Main Street via unadopted track providing access to a paved parking area and central front door.

Laurel Hall accommodation comprises a light entrance hall with double aspect windows opening through into a large open plan kitchen / dining with double aspect windows and fitted mahogany shaker units with laminate worktops, porcelain sink and drainer and large gas range cooker. A connecting door leads from the kitchen to a utility room with further shaker style units and space and plumbing for a dishwasher, washing machine and large fridge freezer. A ground floor shower room is access from the utility room with walk in corner shower, boxed in cistern WC and washbasin with vanity unit below, chrome towel rail, and extensive shelving. The main open plan living room leads from the dining room and benefits from an impressive double height ceiling, half wood panelled walls and central fireplace with wood burner with open connection through to a study area with end window, built in under stairs cupboard and sliding patio doors that lead out to the south facing garden.

Stairs lead from the living room up to a first floor second bedroom with side windows and open balustrade looking down into the living room. A second staircase leads from the dining room up to a first-floor landing off which is a cloakroom /WC with close coupled WC and washbasin and small side window, two large storage cupboards and an opening though to the principal bedroom with front facing window and rear Velux window and ample built in wardrobes.



Situation: Laurel Hall is set in the heart of the village of Peasmarsch, which benefits from 2 village pubs, primary school, active village hall, bowls club, local supermarket with pharmacy, post office, café restaurant, and petrol filling station. The ancient Cinque Port town of Rye is approximately 3 miles away with its pretty cobbled streets and period buildings offering a range of shops, recreational and cultural facilities.

Schools: Peasmarsch village primary is situated within walking distance up School Lane, while Rye offers further state primary and secondary schools. There is also a number of highly regarded private prep schools in the area include; Vinehall, Claremont, St Ronan's, and Marlborough House.

Travel and Transport: There is a regular bus service connecting to Rye and Northiam, while Rye train station, approximately 3 miles distant, offers direct links to Brighton and Ashford with good connections to the high speed service from Ashford to London St. Pancras (37 minutes). The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.



General Information

Services: Mains Water, Mains Drainage, Mains Electricity, Mains Gas
Central Heating

Broadband Speed: Up to 96Mbps – Source Uswitch

Mobile Coverage: 4G with EE, 02 and Vodafone

Council Tax: Band D

Local Authority: Rother District Council – 01424 787000

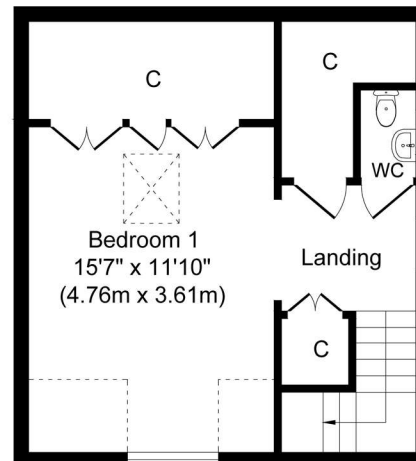
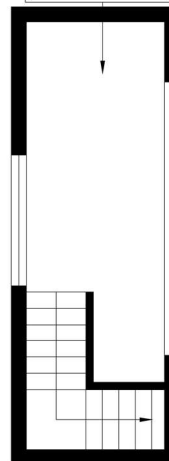
EPC: Band E

Tenure: Freehold

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd .

Directions: From Rye leave on the A268 following signs for Hawkhurst/London. Remain on the A268 until entering Peasmarsch and Laurel Hall can be found on the left hand side just opposite the village hall in the centre of the village. .

Bedroom 2
17'4" x 6'11"
(5.28m x 2.10m)

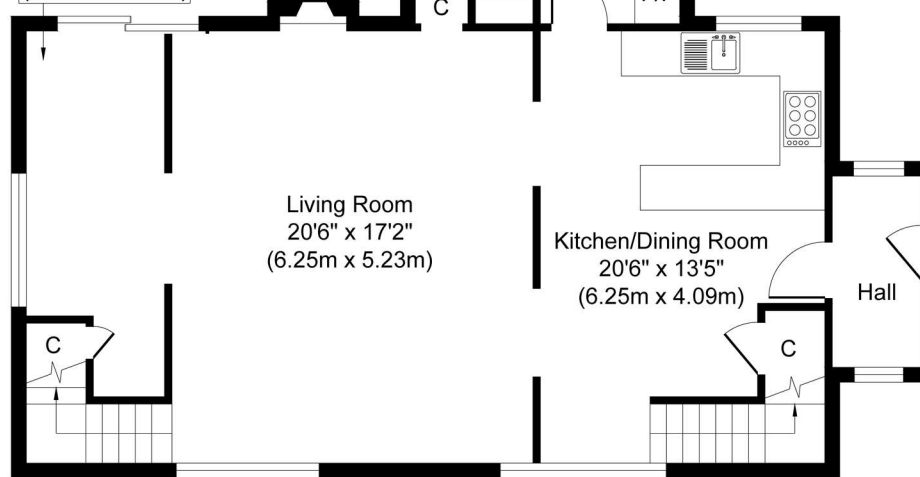


First Floor
Approximate Floor Area
436 sq. ft
(40.50 sq. m)

Shower Room
8'3" x 5'9"
(2.52m x 1.76m)

Utility Room
9'10" x 6'9"
(3.00m x 2.06m)

Study
18'4" x 6'8"
(5.58m x 2.03m)



Ground Floor
Approximate Floor Area
809 sq. ft
(75.20 sq. m)



Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Particulars Dated: June 2025

Photographs Dated: May 2025

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