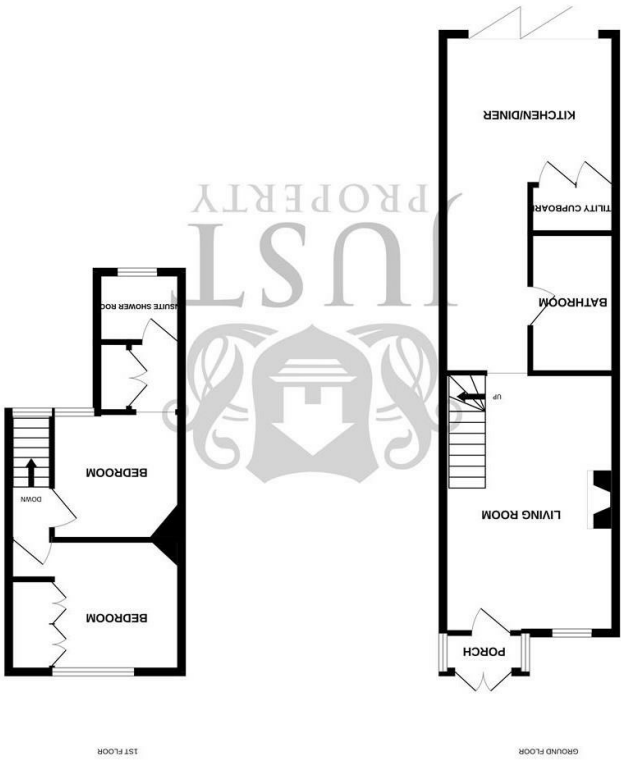




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	68	90
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		



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FLOORPLANS

3 St Georges Cottages Chitcombe Road, Rye, TN31 6EX



2 Bedrooms 2 Receptions 2 Bathrooms 710.41 sq ft

3 St Georges Cottages Chitcombe Road, Rye, TN31 6EX

Freehold

£359,950





Freehold

£359,950



2 Bedrooms

2 Receptions

2 Bathrooms

710.41 sq ft

PROPERTY DETAILS

This beautifully presented two-bedroom mid-terrace cottage is located in the highly sought-after village of Broad Oak, enjoying a semi-rural setting with landscaped gardens that back onto private woodland and open fields. Extensively renovated in recent years, the property combines charming period features with high-quality modern finishes, making it ready to move straight into.

The accommodation begins with a welcoming porch that opens into a generous living room featuring a statement fireplace. To the rear of the home, an extended open-plan kitchen/diner offers a bright, versatile space for cooking, dining, and entertaining, with French doors opening directly onto the garden. The ground floor also includes a stylish bathroom with both a shower and a bath, the latter complete with a built-in TV, along with a useful utility cupboard.

On the first floor, there are two comfortable double bedrooms, with the principal bedroom benefiting from its own en-suite shower room.

The rear garden has been thoughtfully landscaped, featuring a paved patio area, a level lawn bordered by well-stocked flowerbeds. A gated rear access leads to parking for two cars and a detached garage.

The property further benefits from gas central heating, double glazing, and Lutron lighting throughout. Broad Oak offers a welcoming village atmosphere with a primary school, bakery, convenience store, and popular gastro pub nearby. For outdoor enthusiasts, the 647-acre Brede High Woods is within easy reach, offering a variety of scenic walking routes. The historic towns of Hastings, Battle, and Rye are all a short drive away, providing a wide selection of shops, restaurants, and leisure facilities.

W3W Location - [///visual.horseshoe.boxing](#)
W3W location for Parking - [///fearfully.crackling.title](#)

ROOM DIMENSIONS

Front Door	Patio Area
Porch	Parking for Two Cars
Living Room 18'4" x 11'10" (5.59 x 3.607)	Detached Garage
Kitchen Diner 21'8" (max) x 10'11" (6.61 (max) x 3.35)	
Utility Cupboard	
Bathroom	
Stairs to Landing	
Bedroom 9'3" x 8'10" (2.84 x 2.71)	
En-Suite Shower Room	
Bedroom 12'1" x 9'6" (3.70 x 2.90)	
Rear Garden	

FEATURES

- Terrace House
- Tastefully Renovated Throughout
- Extended Open Plan Kitchen/Diner
- Two Bathrooms
- Two Double Bedrooms
- Parking for Two Cars & Detached Garage
- Sought After Village Location
- Gas Central Heating & Double Glazed
- Lutron Lighting & Built in Speakers
- Patio & Landscaped Rear Garden



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 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 are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.