



ESTATE AGENTS

1, Lea Close, Rye, TN31 6FW

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Guide Price £575,000

****Guide Price £575,000 To £595,000****

PCM Estate Agents are delighted to present to the market an opportunity to secure this SUPERBLY PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOME with INTEGRAL GARAGE, built in 2022 and situated within this highly sought-after Village location.

This STUNNING MODERN HOME offers spacious and well-designed accommodation arranged over two floors benefitting from gas central heating, double glazing and a HIGH QUALITY FINISH throughout. Accommodation comprises a spacious entrance hall leading to an IMPRESSIVE LOUNGE-DINING ROOM with BI-FOLDING DOORS opening onto the REAR GARDEN, creating a wonderful space for entertaining and family living. There is a MODERN KITCHEN with INTEGRATED APPLIANCES, a DOWNSTAIRS WC and a personal door providing access to the INTEGRAL GARAGE. Upstairs, the property offers FOUR WELL-PROPORTIONED BEDROOMS, two of which benefit from an EN-SUITE SHOWER ROOM in addition to a contemporary family bathroom.

Externally the home enjoys OFF ROAD PARKING for multiple vehicles and an INTEGRAL GARAGE, whilst to the rear the LANDSCAPED GARDEN extends to the rear and side of the property, including a large stone section with raised planters, ideal for growing fruit and vegetables, along with space for seating and entertaining.

The village location offers excellent access to surrounding countryside, whilst offering convenient road links to the nearby towns of Hastings and Battle. Please call the owners agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Opening into:

SPACIOUS ENTRANCE HALL

Wall mounted thermostat, stairs rising to the first floor landing, radiator, under stairs storage, personal door to garage.

DOWNSTAIRS WC

Low level dual flush wc, wash hand basin with mixer tap and storage below, chrome style heated towel rail, extractor fan.

LOUNGE-DINER

17'10 x 12'2 (5.44m x 3.71m)

Radiator, serving hatch to kitchen, double glazed window to side aspect, double glazed bi-folding doors to the rear providing access to the rear garden.

KITCHEN

15'6 x 10'4 (4.72m x 3.15m)

Newly fitted with a range of eye and base level units, inset one & ½ bowl sink with mixer tap, four ring gas hob with extractor above, eye level electric oven, integrated washing machine and dishwasher, integrated fridge freezer, serving hatch to lounge-diner, double glazed window to front aspect and double glazed frosted double glazed door providing access to the rear garden.

FIRST FLOOR LANDING

Radiator, wall mounted thermostat, additional storage cupboard with hanging space and shelving above, loft hatch, doors opening to:

BEDROOM

15'3 max narrowing to 12'3 x 10'3 (4.65m max narrowing to 3.73m x 3.12m)

Radiator, double glazed window to front aspect, door opening to:

EN-SUITE SHOWER ROOM

Walk in shower with waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap and storage below, vanity mirror, shaver point, chrome heated towel rail, frosted double glazed window to rear aspect.

BEDROOM

11'1 x 9'9 (3.38m x 2.97m)

Radiator, double glazed window to rear aspect, door opening to:

EN-SUITE SHOWER ROOM

Walk in shower with waterfall style shower head, part tiled walls, low level dual flush wc, wash hand basin with storage below, shaver point, chrome heated towel rail, frosted double glazed window to side aspect.

BEDROOM

10'3 x 8'9 (3.12m x 2.67m)

Built in wardrobe, radiator, double glazed window to front aspect.

BEDROOM

11'1 x 6'6 (3.38m x 1.98m)

Radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and hand-held shower attachment, part tiled walls, wash hand basin with mixer tap and storage beneath, low level dual flush wc, shaver point, chrome heated towel rail, over stairs cupboard with shelving.

OUTSIDE - FRONT

Large area of block paving providing off road parking for multiple vehicles, side access to the rear garden and access to:

GARAGE

19'2 x 10'1 (5.84m x 3.07m)

Up and over door, power and lighting, electric consumer unit, wall mounted gas boiler with Megaflo system, wall mounted programmer, frosted double glazed window to rear aspect providing access to the garden.

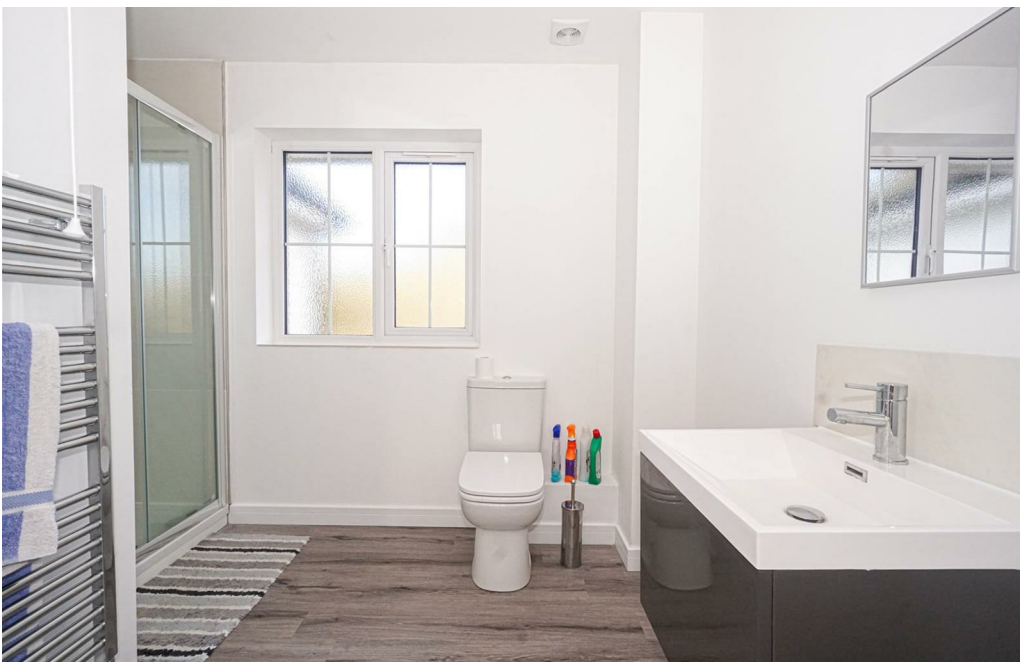
REAR GARDEN

A particular feature of the property with large side and rear gardens, a large stoned area with raised planters, area of patio being ideal for enjoying warmer evenings and entertaining, good sized area of lawn with greenhouse, fenced boundaries, access gate to the front of the property.

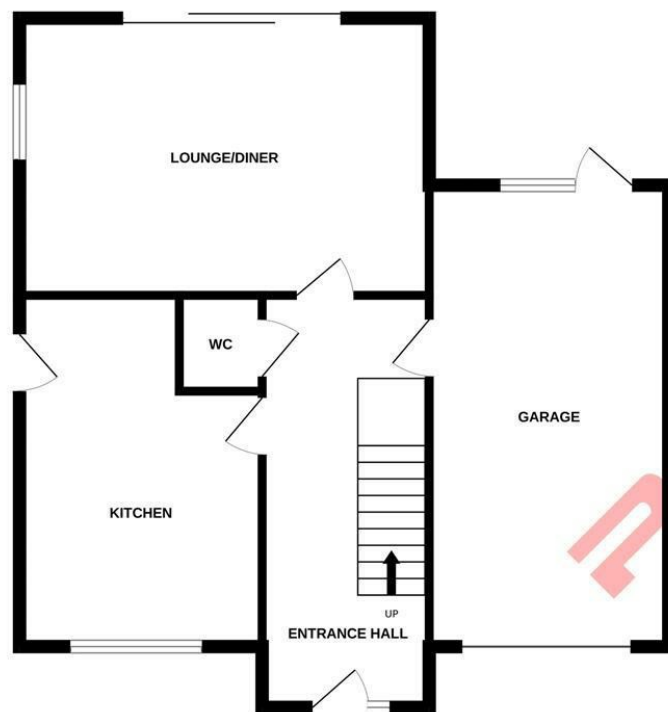
Council Tax Band: F



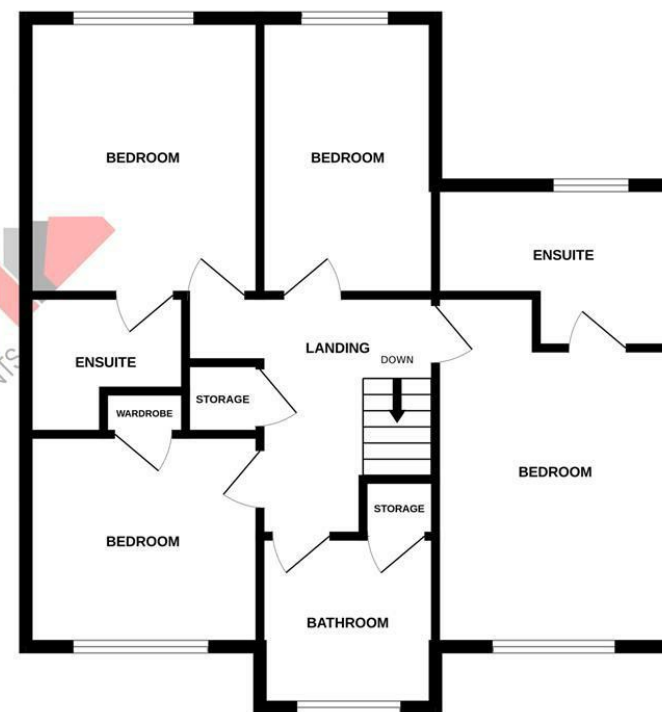




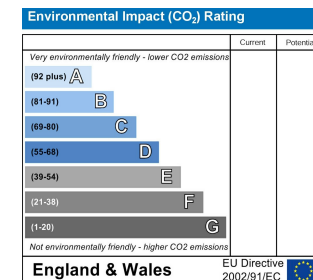
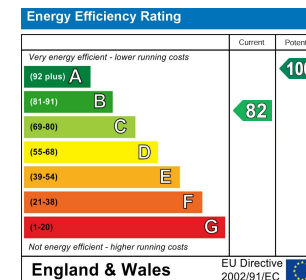
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026



PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.