

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located off the main road within the village of Peasmarsch with access to local amenities including village primary school, Jempsons independent supermarket with sub post office, public houses and bowls club. Within three miles to the south is the Ancient Town and Cinque Port of Rye with its period Citadel with cobbled street and period architecture, local independent shops, banks, schools for all ages and rail services to Hastings and Ashford with high speed connections from the latter to London St Pancras in 37 minutes. Other towns in the region include Tenterden with its tree lined High Street, Battle with its historic Abbey and Hastings with its seaside promenade.

Forming a detached unlisted period cottage presenting mellow brick elevations beneath a pitched tiled roof. The accommodation comprises, side door into an **entrance lobby** with quarry tiled floor, window to side.

Cloakroom comprising w.c, wash hand basin, built in cupboard, window to side.

Inner hall has stairs rising to the first floor with cupboard under.

Living room with large open inglenook fireplace, book shelving to one side, windows to front and side. Door through to the study which has double doors out to the garden.

Dining room also has a large inglenook fireplace (not currently used), windows to front and side.

Kitchen is fitted with a range of painted units with wooden worksurface, gas fired AGA, Butler's sink, space and plumbing for a dishwasher and washing machine, space for fridge, stable door out to the rear garden.

First floor landing with built in airing cupboard housing the hot water tank, hatch to loft space and an additional eaves storage cupboard housing the gas fired boiler.

Bedroom 1 double aspect, deep wardrobe cupboard.

Bedroom 2 two windows to the front, built in double wardrobe cupboard.

Bedroom 3 window to side, deep wardrobe cupboard.

Family bathroom comprising roll top bath, shower cubicle, w.c and wash hand basin, window to side.

Outside: To the front of the property there is a parking bay with brick steps and gate up to the front lawned garden bounded by mature shrubs. The path leads around to the side where there is a paved terrace and gate to the rear garden. The rear garden also has a paved terrace with lawn beyond, shed, log store and BBQ area. The rear being hedge and fence enclosed.

Local Authority: Rother District Council. Council Tax Band F
Mains electricity, oil and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £545,000 freehold

The Malthouse, Malthouse Lane, Peasmarsh, East Sussex TN31 6TA



A 3 bedroom detached period property situated off an unmade road set within mature cottage gardens

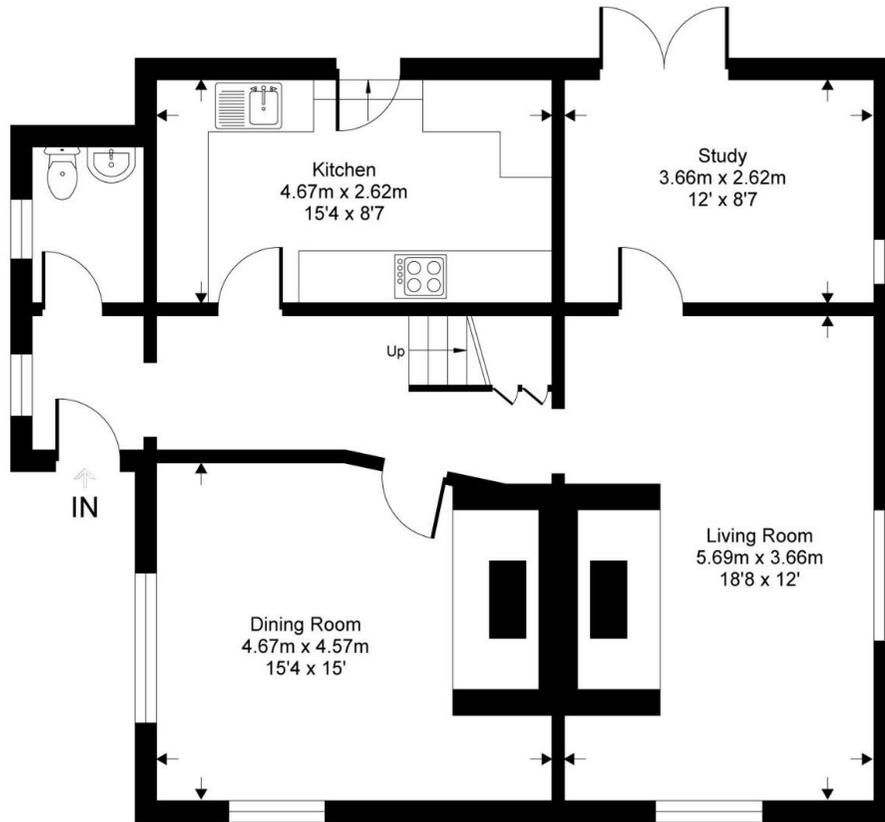
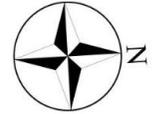
Entrance lobby • Inner hall • Living room • Study • Dining room • Kitchen • Cloakroom
First floor landing • 3 bedrooms • Family bathroom • Gas heating • EPC rating D
Parking bay • Gardens to front and rear



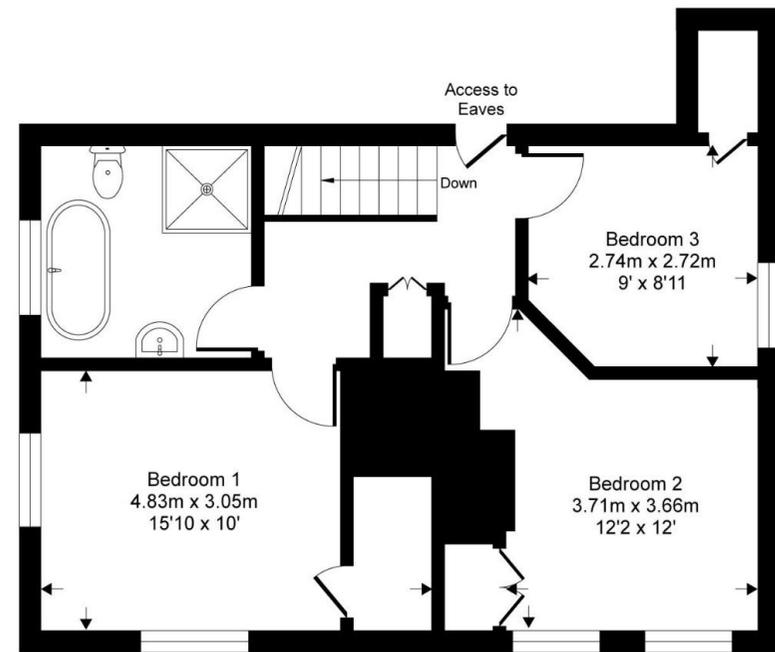
Directions: Entering Peasmarch from the Rye direction, turn right into Malthouse Lane, just before the village hall, and the property is the second house on the left.

Malthouse Lane

Approximate Gross Internal Area = 137.6 sq m / 1482 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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