



Moloney
COUNTRY PROPERTY



BRYN MUERG BREDE

BRYNMUERG, BREDE HILL, BREDE, EAST SUSSEX. TN31 6HH

AN IMMACULATELY PRESENTED, 3/4 BED BUNGALOW, ENJOYING STUNNING FAR REACHING PANORAMIC VIEWS OVER THE VALLEY TO THE FRONT, LOCATED OFF A PRIVATE ROAD ON THE OUTSKIRTS OF THE VILLAGE. COMPLETELY REFURBISHED SPACIOUS VERSATILE ACCOMMODATION COMPRISING 2 RECEPTION ROOMS, STYLISH CONTEMPORARY KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 2 FURTHER DOUBLE BEDS ALONG WITH BED 4/STUDY AND BATH/SHOWER ROOM. AMPLE PARKING, ATTACHED GARAGE, GOOD SIZE GARDENS, EXTENDING TO 0.50 ACRES (TBV.) WITH EXTENSIVE PAVED TERRACE TO THE FRONT, ELEVATED REAR GARDEN, SUMMERHOUSE. VIEWS.

ACCOMMODATION LIST: COVERED PORCH, ENTRANCE HALL OPENING TO KITCHEN/BREAKFAST ROOM, UTILITY ROOM, SITTING ROOM, DINING ROOM, SHOWER ROOM, BEDROOM 4/STUDY. INNER HALL, MASTER BEDROOM WITH EN SUITE BATH/SHOWER ROOM, 2 FURTHER DOUBLE BEDROOMS. EXTENSIVE DRIVE PROVIDING AMPLE PARKING, ATTACHED GARAGE. FRONT GARDEN, LARGE PAVED TERRACE, ENCLOSED ELEVATED REAR GARDEN, SUMMERHOUSE. GFCH. VIEWS.



Covered entrance porch with step up to double glazed front door to:

ENTRANCE HALL: Grey wood effect laminate floor. Oak doors to all rooms. Cloaks/ storage cupboard. Opening to:

KITCHEN/BREAKFAST ROOM: Double glazed window enjoying views over the elevated garden to the rear. Fitted with contemporary range of cream and black, high gloss base and wall units, laminate worktop over, inset with single bowl, single drainer sink unit. Peninsula unit incorporating breakfast bar, inset with gas hob, extractor over. Saucepan drawers, double electric fan assisted ovens with microwave & coffee machine over. Plumbing for dishwasher, pull out recycling unit, slimline metal shelved storage cupboards. Range of eye level cupboards over with over worktop lighting, wine storage. Inset ceiling lights. Matching grey laminate floor. Contemporary vertical radiator. Doors to Sitting Room & Dining Room. Oak glazed door to:

UTILITY ROOM: Obscure glazed door leading out to the rear terrace, window enjoying views over the elevated rear garden. Fitted with matching double base unit with matching worktop over, inset with 1 1/2 bowl single drainer composite sink unit. Plumbing for washing machine, space for American style side by side fridge freezer and further appliances. Door to:

ATTACHED GARAGE: Doors to the front, windows to side and rear. Work bench with storage shelves over. Cupboard housing gas fired boiler servicing hot water and central heating.

GUIDE PRICE £825,000



SITTING ROOM: Large double glazed picture window enjoying stunning panoramic far reaching views across the valley to the front, matching window to the side. Stone fire surround, inset with coal effect gas fire on matching hearth. TV point.

DINING ROOM: Double glazed picture window enjoying stunning far reaching panoramic views across the valley to the front, matching window to side. Wood effect laminate floor.

SHOWERROOM: Obscure double glazed window to the rear. Fitted with contemporary white suite, comprising WC and integrated hand basin set into wood effect storage units with matching wall mounted cupboards alongside, mirror over. Corner, fully tiled shower cubicle. Circular chrome heated towel rail. Tiled walls, tiled floor.

BEDROOM FOUR/STUDY: Double glazed door leading out to the rear paved terrace. Storage cupboard. Vinyl floor.

INNER HALL: Oak doors to all rooms, inset ceiling lights.

MASTER BEDROOM: Double glazed patio door with vertical blinds leading out to the front paved terrace. Range of sliding doored, wood effect wardrobe cupboards. TV point. Door to:

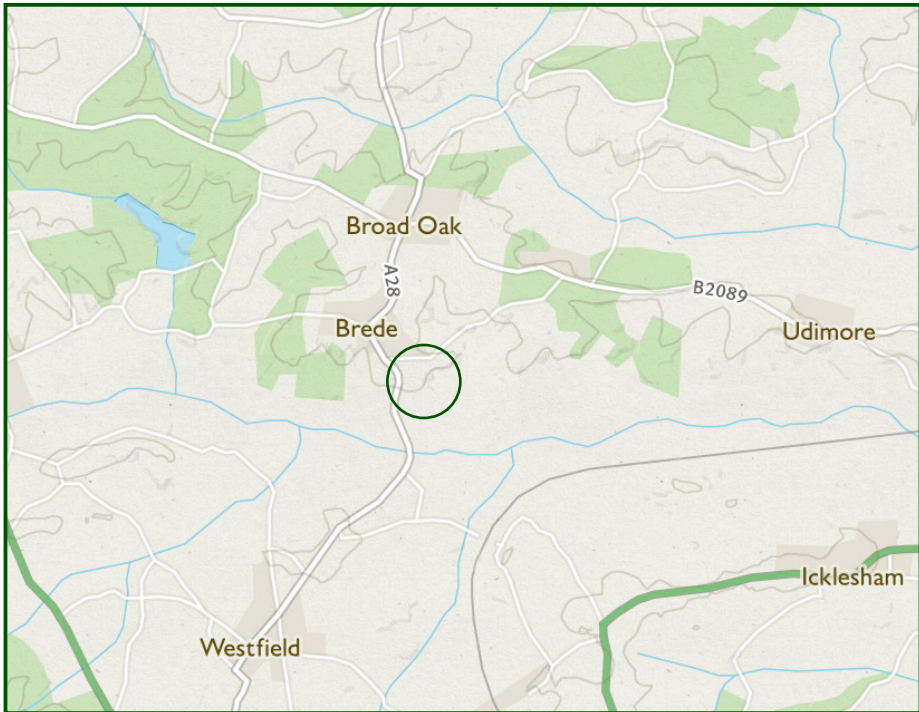
EN-SUITE BATH AND SHOWER ROOM: Obscure double glazed window to the side. Fitted with contemporary white suite comprising WC & twin hand basins, all set into wood effect storage units with triple mirror doored cabinet over. Jacuzzi shower bath with glass screen to side. Tiled floor, ladder style heated towel rail, extractor.

BEDROOM TWO: Large double glazed picture window enjoying stunning far reaching panoramic views over the valley & garden to the front.

BEDROOM THREE: Double glazed window enjoying views over the elevated garden to the rear. Wardrobe cupboard with double hanging rails.

OUTSIDE: The property is approached from a private road over a tarmac drive providing ample parking and turning with a gravelled area providing extra parking to the side and giving access to the attached garage, EV charging point. Double opening wooden gates give access to the rear garden. A matching wooden gate to the side leads to the front of the property with extensive paved terrace enjoying views over front garden and extensive stunning far reaching panoramic views over the valley to the front.

Cont.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

A matching paved pathway leads around to the rear garden with further lower paved terrace area, two flights of paved steps give access to the upper lawn area with gravelled pathway leading to the detached timber summerhouse with store alongside. The garden extending to 0.50 acres (tbc.) is hedged and fenced to all sides. Outside lights, tap and electrical sockets.

SERVICES: Mains water, electricity & gas are connected. Private drainage. Gas central heating.

FLOOR AREA: 177m² (1,905 ft²) approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council

COUNCIL TAX BAND: 'F'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A28 towards Hastings, continue over the Broad Oak crossroads into Brede. Pass the Red Lion PH on the left and village church on the right, turn left into the private road half way down Brede Hill, the property will be found on the left.

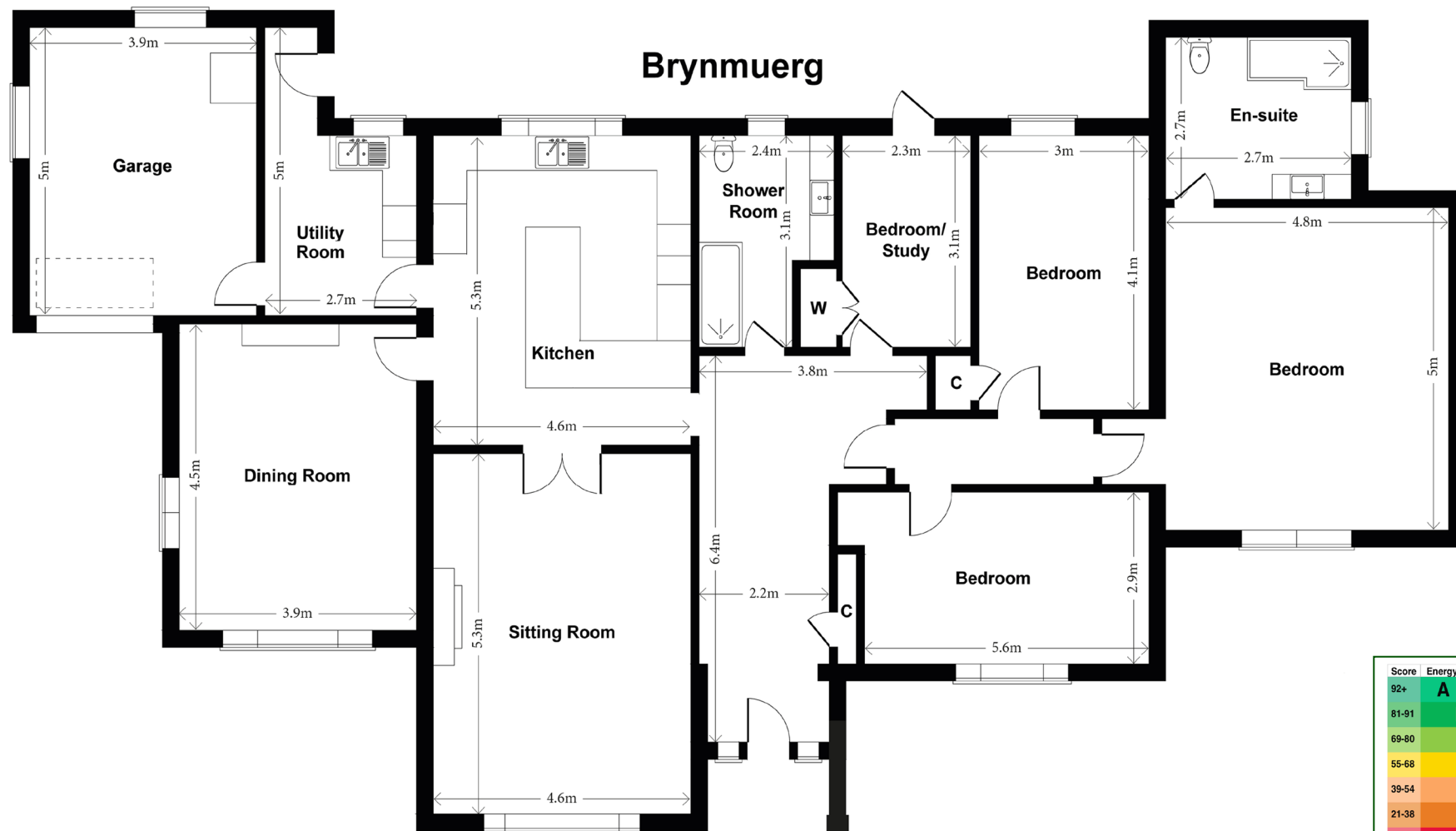
What3Words (Location): [///lease.yield.commoners](https://www.what3words.com/lease.yield.commoners)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

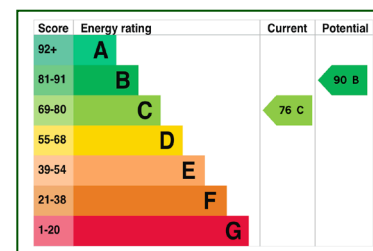
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