

**RUSH  
WITT &  
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**2 Oak Cottages, Brede, East Sussex, TN31 6DY.  
£339,950 Freehold**

**An attractive and deceptively spacious two bedroom terraced period cottage located within the highly sought after village of Brede. This delightful home offers a charming yet generous living space comprising a spacious main living room with oak flooring and fireplace with fitted woodburning stove, sizeable kitchen/breakfast room with fitted range style oven, adjoining garden room with French doors to the rear garden, utility space and access to a ground floor wc. To the first floor offers a spacious master bedroom with feature Victorian fireplace and fitted wardrobes, additional double bedroom with fireplace and well appointed family bathroom suite. Outside also provides a sizeable and private rear garden enjoying a south-east facing orientation with composite deck terrace, area of lawn with garden shed and store. To the front provides off road parking for two vehicles. The property is situated within walking distance to the well regarded local primary school and nursery in Broad Oak village also offering a convenience store, bakery, well regarded doctors surgery and recently renovated gastro pub. Further high street shopping is available nearby at both Battle & Rye. The property provides easy access to both the A21 and mainline stations of Robertsbridge & Battle offering a regular service to London Charing Cross.**



### **Oak Framed Porch**

Composite front door with obscure viewing pane leading into:

### **Hallway**

Tiled flooring, timber staircase with timber hand rail extending to first floor landing, consumer unit.

### **Living Room**

11'9 x 13'9 (3.58m x 4.19m )

Upvc window to the front aspect with fitted plantation shutter blind, low level radiator, engineered oak flooring, exposed brick fireplace with oak shelving over which houses a freestanding cast iron wood burning stove over a brick hearth, fitted painted book cases with low level cupboards below, understairs storage cupboard, heating thermostat.

### **Kitchen/Breakfast Room**

7'6 ext to 10' x 15'4 (2.29m ext to 3.05m x 4.67m )

Engineered oak flooring, recessed downlights, internal timber window, exposed joinery, space for breakfast table and chairs, column radiator, feature exposed brick fireplace which houses the fitted Smeg range oven with five ring gas burner, space for freestanding fridge/freezer in an alcove, fitted cupboards via painted doors. Fitted base units with shaker style doors which sit beneath oak block countertops, inset single ceramic basin with washer tap, space for freestanding dishwasher or washing machine. Part glazed timber door extending into the garden room.

### **Garden Room**

16'1 x 6'9 (4.90m x 2.06m )

Quarry tiled flooring, upvc French doors with full height side light windows extending onto to the composite decked terrace and gardens, internal window to living room, radiator, exposed brickwork, wall mounted Weissman gas boiler, plumbing for washing machine, internal sliding door to:

### **Cloakroom/WC**

Oak flooring, push flush wc with high level system, vanity unit, ceramic tiled splashbacks.

### **First Floor**

### **Landing**

Painted timber flooring, access panel to part boarded loft with pull down loft ladder and light.

### **Bathroom**

6'9 x 6'5 (2.06m x 1.96m )

White wash wood effect LVT flooring, obscure upvc window to the rear, heated towel radiator, shower/bath suite with shower screen, traditional fittings with rinser attachment, concealed mixer with large rainfall head, recessed downlights, combination vanity unit with push flush wc, basin and cupboards below, full height cupboard.

### **Master Bedroom**

11'8 x 12'9 (3.56m x 3.89m )

Upvc window to front, fitted plantation shutter blind, double radiator, painted timber wall panelling, cupboard over the bulkhead with hanging rail and shelving above, cast iron Victorian fireplace with painted surround, decorative tiled hearth, fitted wardrobes either side of the alcove.

### **Bedroom Two**

10' x 9'9 (3.05m x 2.97m )

Upvc window to the rear, painted timber flooring, Victorian cast iron fireplace with painted surround and decorative tiled hearth.

### **Outside**

#### **Front Garden**

There is an area of hardstanding to front which provides off road parking for two vehicles which is enclosed by low level panelled fencing,

#### **Rear Garden**

Privately enclosed rear garden enjoying a bright south east facing orientation, composite decked terrace lead from the extension which then leads onto a level area of lawn enclosed by high level close board fencing, garden shed and store to one end with a specimen fig tree, planted shrub borders with external lighting, high level gates to the left with right of way.

### **Services**

Mains drainage and mains gas central heating system.

### **Agents Note**

### **Council Tax Band - C**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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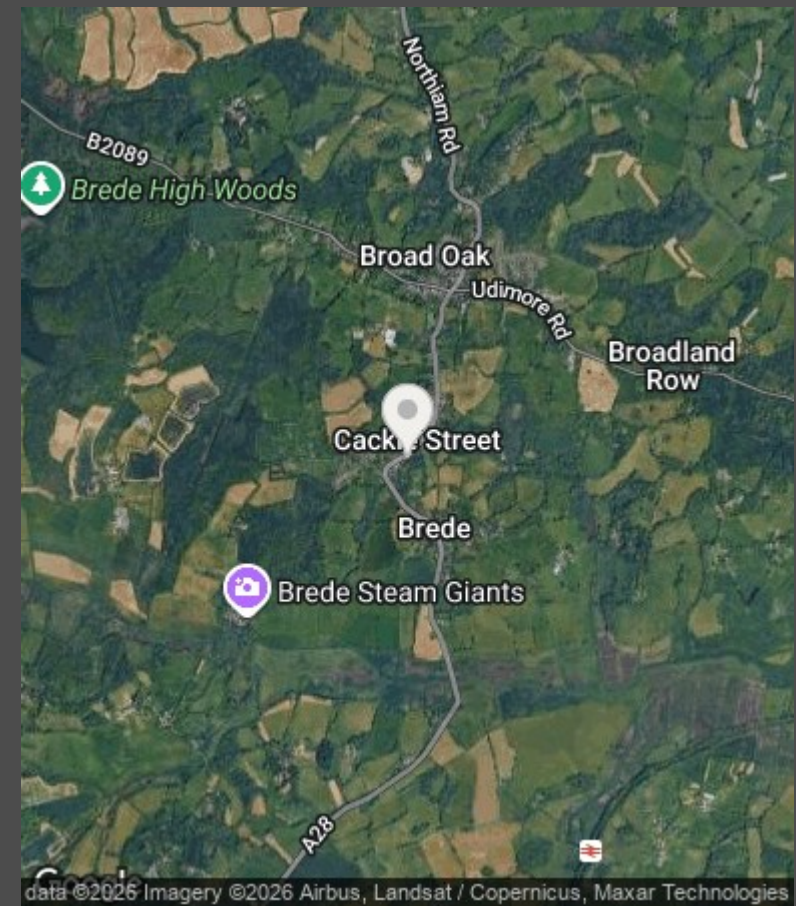
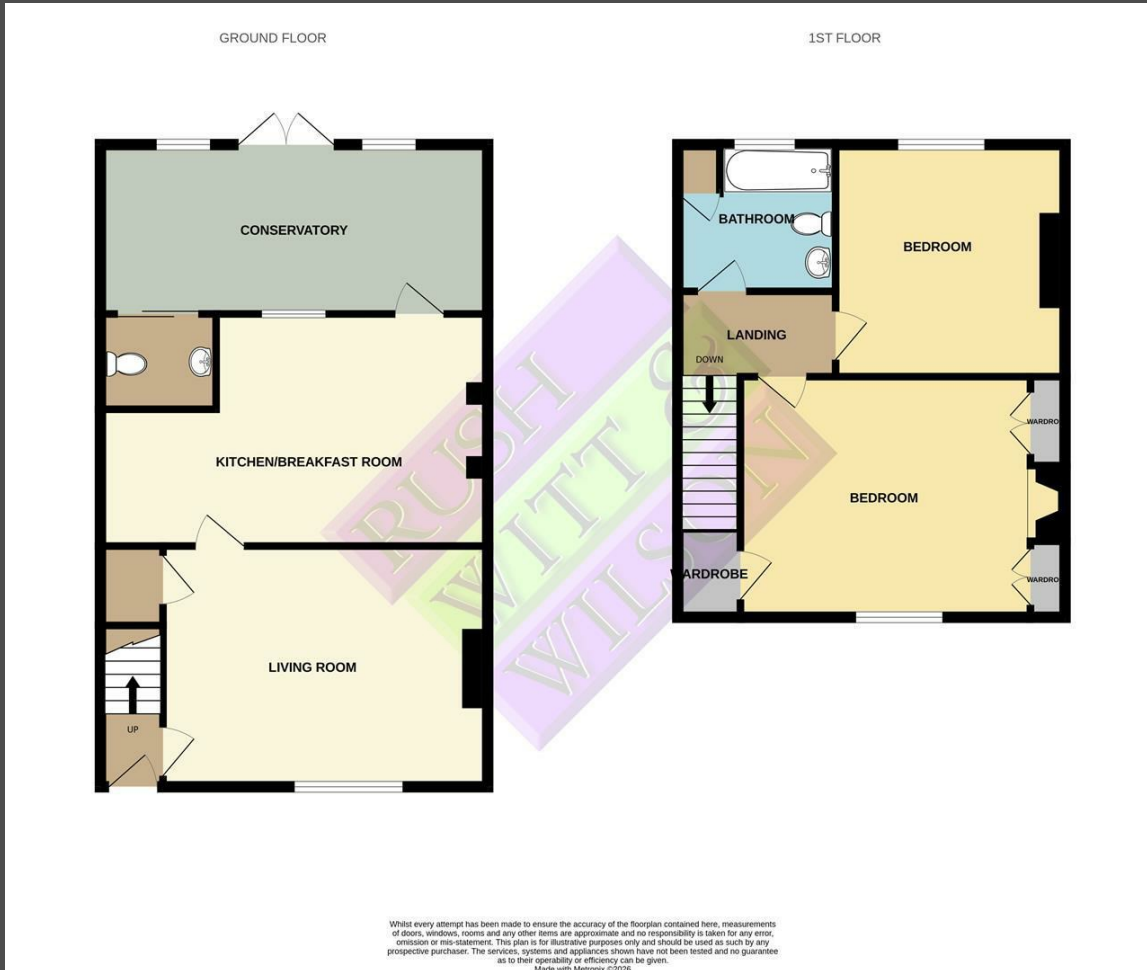
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
			71				82
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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