

**RUSH
WITT &
WILSON**



RUSH
WITT &

Landings Cackle Street, Rye, TN31 6DX
Guide Price £450,000 - £475,000 Freehold

**** Guide Price £450,000 - £475,000 **** A spacious and immaculately presented four-bedroom attached family home, situated in the highly sought-after village of Brede. This charming property offers bright, well-balanced accommodation throughout, comprising a welcoming entrance hall with cloakroom/WC, a generous main living room, and an impressive 19ft kitchen/breakfast room with French doors opening onto the rear garden. The first floor features a light-filled landing leading to three well-proportioned double bedrooms, and one single bedroom, a stylish family bathroom, modern en-suite shower room. From the rear, the property enjoys elevated rural views across neighbouring fields. The private, beautifully maintained garden is enclosed by mature hedgerow boundaries and features a paved terrace, creating the perfect space for outdoor dining and entertaining. A selection of fruit trees and raised planting beds can be found at the far end of the garden, ideal for keen gardeners. To the front, the property offers ample off-road parking via a private driveway, together with an integral single garage. The property offers immediate access to a choice of excellent walking routes, village hall hosting a variety of social clubs and societies, two pubs serving food, Village Bakery, convenience store and well regarded local Primary School. Further High Street shopping is available at both Battle and Rye just 7 miles away each also offering a choice of mainline stations with services to London.









Floor 0



Floor 1

Approximate total area⁽¹⁾

114 m²

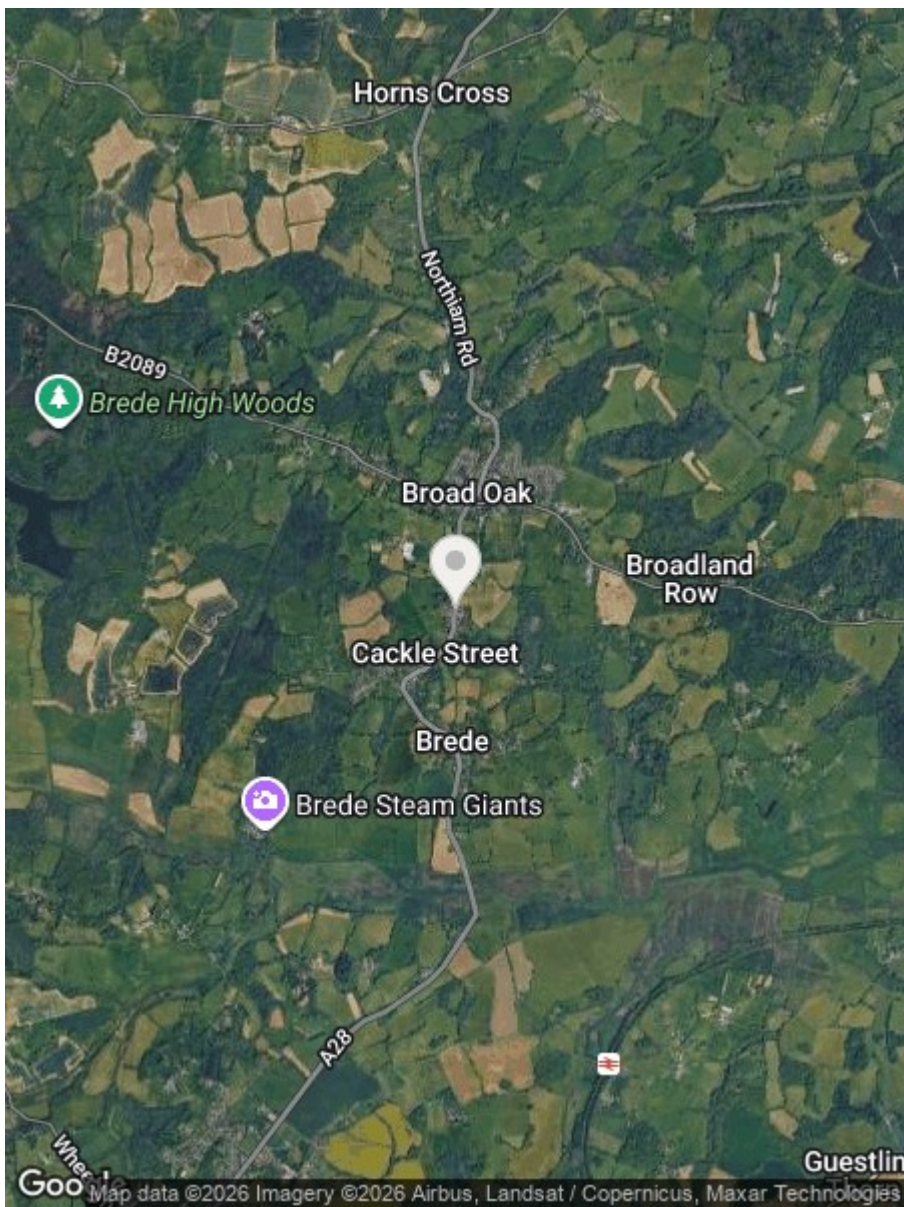
1229 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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

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

Council Tax Band - TBA

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555**

**northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**