

**RUSH  
WITT &  
WILSON**



**Sunbeam Farm Udimore Road, Broad Oak Brede, East Sussex TN31 6DG  
£1,950 Per Month**

Rush Witt & Wilson are delighted to offer this character filled farmhouse boasting a beautiful outlook nestled in the rural village location of Brede within walking distance of local amenities such as the bakery, convenience store and primary school. Within a short drive of Rye, Northiam and Hastings the property is perfectly located to suit everyone in the family. The quaint blue farmhouse is deceptively spacious providing two reception rooms in addition to a large farmhouse kitchen and four bedrooms. Externally a decked area off of the main reception allows space to relax whilst taking in the view of the garden and the countryside beyond. Solar panels help to keep bills down and gas central heating and a wood burning stove are perfect for those cosy winter nights in. EPC rating: B

The accommodation comprises of a stable entrance door leading into a large utility/boot room, a separate wc, study, large farmhouse kitchen with vaulted ceiling, reception room with log burning stove and access out to the decked area overlooking the garden. To the rear of the property is a master bedroom with en-suite shower room, a second double bedroom and a family bathroom. The remainder of the property provides versatile accommodation with two further interconnecting bedrooms and a second reception room perfect for a separate teenage space or a play room. Two parking spaces are provided at the entrance to the farmhouse garden. Terms: £2,250.00 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for more information or to book a viewing, please call (01424) 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme) CMP00269.

**Utility room**

**Study**

**WC**

**Kitchen**

**Reception room**

with wood burning stove and access to decked area

**Inner hallway**

**Master Bedroom**

**En-suite shower room**

**Bedroom two**

Double

**Bathroom**

with bath and storage

**Bedroom three**

Double

**Bedroom four**

Double

**Reception room two**

Accessed via bedroom three and four with access externally with double doors to the rear of the house

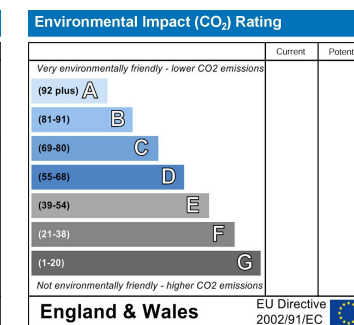
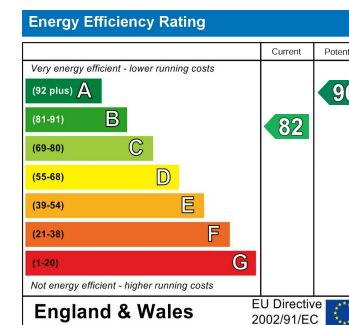
**Garden**

The pathway leading to the front of the building takes you past an area perfect for growing your own vegetables and leads to a pretty cottage garden. The front of the house leads to a large area of lawn with countryside views beyond.

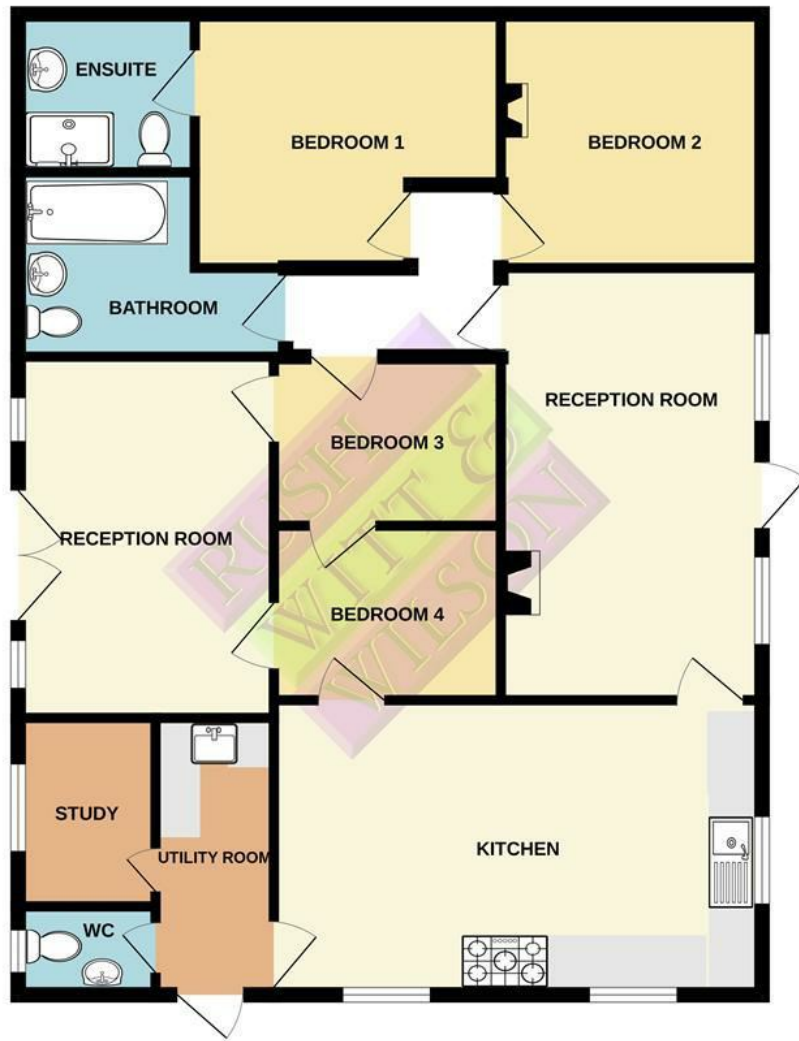
**Agents note:**

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further

information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area very low risk of flooding. Please note that there is a public footpath running past the boundary to the cottage but not within the grounds.



GROUND 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.

