



**Moloney**  
COUNTRY PROPERTY



15 FARM GARDENS PEASMARSH

## 15 FARM GARDENS, PEASMARSH, RYE, EAST SUSSEX. TN31 6NR

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**CHAIN FREE.** A WELL PRESENTED, DETACHED 3 BED FAMILY HOUSE, CONVENIENTLY LOCATED CENTRALLY FOR LOCAL AMENITIES. COMPRISING, SITTING ROOM WITH DOORS TO THE GARDEN, DINING ROOM, MODERN FITTED KITCHEN & CLOAKROOM, 3 BEDROOMS, 1 EN-SUITE & BATHROOM. ATTACHED GARAGE, DRIVEWAY PARKING, GOOD SIZE FRONT AND REAR GARDENS.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN, BEDROOM ONE WITH EN-SUITE SHOWER ROOM, DOUBLE BEDROOM 2, BEDROOM 3. BATHROOM. FRONT GARDEN, DRIVEWAY PROVIDING OFF ROAD PARKING, ATTACHED 'DRIVE THROUGH' GARAGE, GOOD SIZE ENCLOSED REAR GARDEN WITH PAVED TERRACE, GREENHOUSE & TIMBER GARDEN STORE. GAS CENTRAL HEATING



**COVERED PORCH:** Double glazed door with leaded light panels to side to:

**ENTRANCE HALL:** Matching doors to all rooms. Coved ceiling. Turned staircase with painted balustrade to the first floor.

**CLOAKROOM:** Obscure double glazed window to the front. Fitted with white suite comprising WC, corner wall mounted hand basin with tiled splash-back & mirror over.

**KITCHEN:** Double glazed window to the front. Fitted with contemporary style base and wall units with roll edge laminate worktop over, inset with 1½ bowl, single drainer, stainless steel sink unit. 4 ring gas hob with concealed extractor over. Oven with integrated microwave above. Full height shelved larder cupboard, drawer packs. Integrated washing machine. Corner carousel. Space for upright fridge freezer. Wood effect floor. Tiled splash-backs with over worktop lighting. Cupboard housing Vaillant gas fired boiler.

**SITTING ROOM:** L-shaped room with patio doors leading out to the rear terrace, double glazed window alongside. Coved ceiling. Wooden fire surround inset with electric coal effect fire. TV point. Opening to:

**DINING ROOM:** Double glazed window to side. Door back through to the entrance hall. Coved ceiling.

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**GUIDE PRICE £470,000**



Turned staircase to the first floor with double glazed window with leaded light panel to side.

**LANDING:** Double glazed window with leaded light panel to side. Matching doors to all rooms. Loft hatch. Linen cupboard with slatted shelves & radiator.

**BEDROOM ONE:** Double glazed window to the front. Coved ceiling. TV point. Range of built in wardrobe cupboards with hanging rails and shelves, matching dressing table and bedside tables. Door to:

**EN-SUITE SHOWER ROOM:** Obscure glazed window to the front. Fitted with white suite comprising WC, integrated hand basin set into double doored storage unit with mirror over & tiled shower cubicle with Aqualisa shower. Part tiled walls. Extractor.

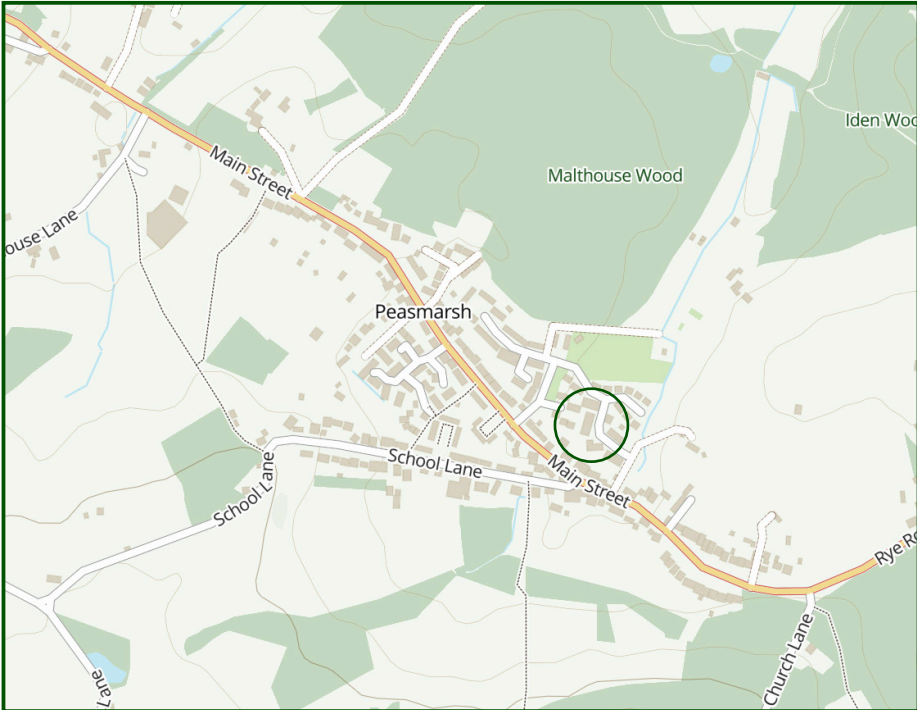
**BEDROOM TWO:** Double glazed window to the rear. Double doored wardrobe cupboard with hanging rail & shelf over, matching dressing table. Coved ceiling.

**BEDROOM THREE:** Double glazed window to the rear. Double doored wardrobe cupboard with hanging rail and shelf over. Coved ceiling.

**BATHROOM:** Obscure double glazed window to side. Fitted with white suite, comprising WC, pedestal hand basin and panelled bath with telephone shower over, set into tiled surround. Mirror, extractor, shaver point.

**OUTSIDE:** The property is approached from the road over extensive gravelled driveway providing parking for several vehicles and giving access to the attached 'drive through' garage with up and over doors to the front and to the rear, light and power connected. The front garden is laid to lawn with hedged boundary to the left and planted beds and borders. A gate gives access to the good size, enclosed, rear garden with garden store and greenhouse. The pathway opens out to an area of paved terrace for alfresco dining along with an area of level lawn, planted beds and borders. Outside tap & lights.





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.

**SERVICES:** All main services are connected. Gas fired central heating.

**FLOOR AREA:** 107 m<sup>2</sup> (1,152 ft<sup>2</sup>) Approx.

**EPC RATING:** 'TBC'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'E'

**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 towards Rye on the A268, turn left into The Maltings, at the junction turn right and right again into Farm Gardens, No 15 will be found on the right.

**What3Words (Location):** /// ladders.focal.continues

**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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**MOLONEYCOUNTRYPROPERTY.COM**

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**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

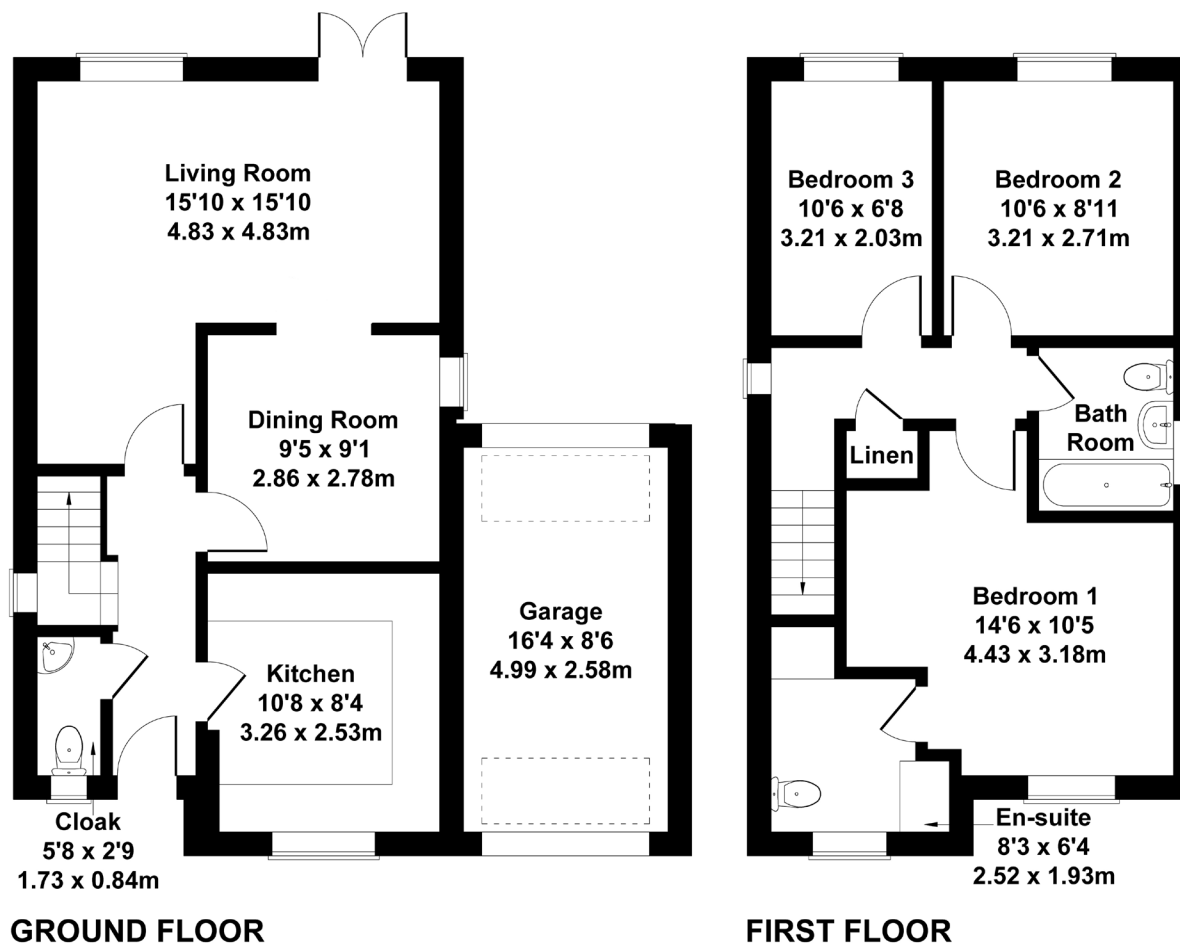
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**TELEPHONE: 01797 253000 or 01580 212828**

# 15 Farm Gardens

Approximate Gross Internal Area  
1152 sq ft - 107 sq m

Image Awaited



Not to Scale.

For Illustrative Purposes Only.

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WOODVIEW, MAIN STREET, BECKLEY, RYE, EAST SUSSEX. TN31 6RG