

RUSH  
WITT &  
WILSON



**2 Oakfield Cottages Cackle Street, Rye, East Sussex TN31 6DX**  
**Guide Price £350,000 Freehold**

**Rush Witt & Wilson are pleased to offer a charming semi-detached village cottage. The well presented accommodation comprises two bedrooms, triple aspect living room, separate dining room, modern kitchen and first floor bathroom. There is parking provision to the front for two cars and a detached garage. Level garden to the rear with a useful outbuilding/workshop. For further information and to arrange a viewing please contact our Rye Office 01797 224000.**



## Locality

Located in the heart of the popular village of Brede between the Ancient Cinque Port Town of Rye and Abbey Town of Battle.

Local amenities in Brede and neighbouring village of Broad Oak include a general store, active Community Hall which also hosts a Weekly Farmers Market, Bakery, Public Houses / Restaurants and a Doctors Surgery.

Situated within an area of outstanding natural beauty, the village is surrounded by beautiful undulating countryside containing many places of general and historic interest.

The areas primary towns of Rye, Battle, Hastings and Tenterden are all only a short drive away and offer further shopping, sporting and recreational amenities.

## Covered Porch

Front door opening to:

## Living Room

16'3 x 15'8 (4.95m x 4.78m)

Triple aspect room with windows to the front, side and rear, feature exposed brick fireplace with inset log burner and a tiled hearth, spindled stairs rise to the first floor, doorway to:

## Dining Room

7'3 x 7'1 (2.21m x 2.16m)

Window to the side, further connecting doorway to:

## Kitchen

10'1 x 7'10 (3.07m x 2.39m)

Window to rear and door to side, extensively fitted with a range of modern cupboard and drawer base units with matching wall mounted cabinets, complimenting worktop with inset sink, inset hob with oven beneath and extractor over, space and plumbing for dishwasher, below counter space for fridge or freezer and further space for an upright fridge/freezer.

## First Floor

### Landing

Stairs rise from the living room to a small landing.

### Bedroom

12'6 x 10'7 (3.81m x 3.23m)

Window to the front.

### Bedroom

10'7 x 7'4 (3.23m x 2.24m)

Window to rear.

### Bathroom

9'3 x 5'4 (2.82m x 1.63m)

Modern suite comprising panelled bath with mixer tap, shower and screen over, wash basin and wc, heated towel rail, window to the rear.

### Outside

### Driveway

Provides off road parking and access to the garage, further brick paved hardstanding to the front of the property and also flanked by a stocked flowerbed., gated access to:

### Rear Garden

Paved terrace leading onto an area of level lawn.

### Garage

17'8 x 8'6 (5.38m x 2.59m)

Door to front, personal door to the side.

### Outbuilding/Workshop

15'1 x 7'4 (4.60m x 2.24m)

Double doors to the front and window to the side.

### 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.

### 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>





**TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.**

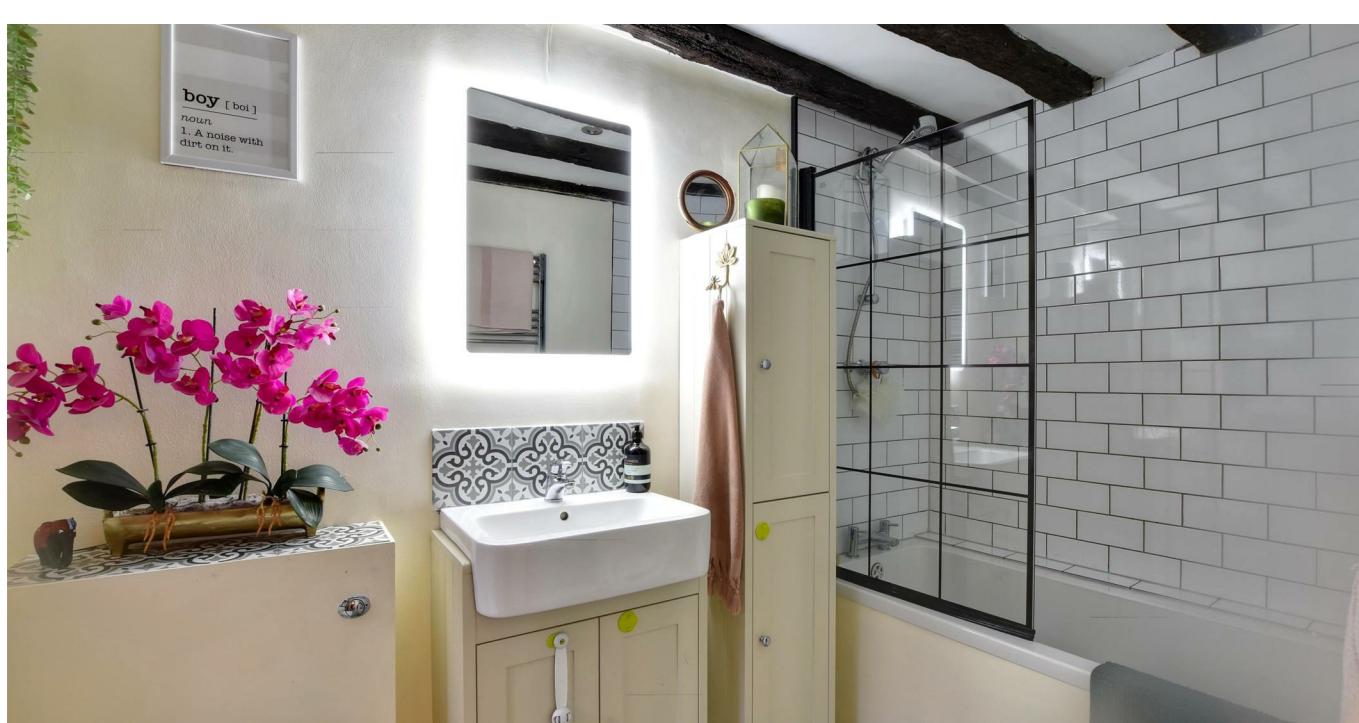
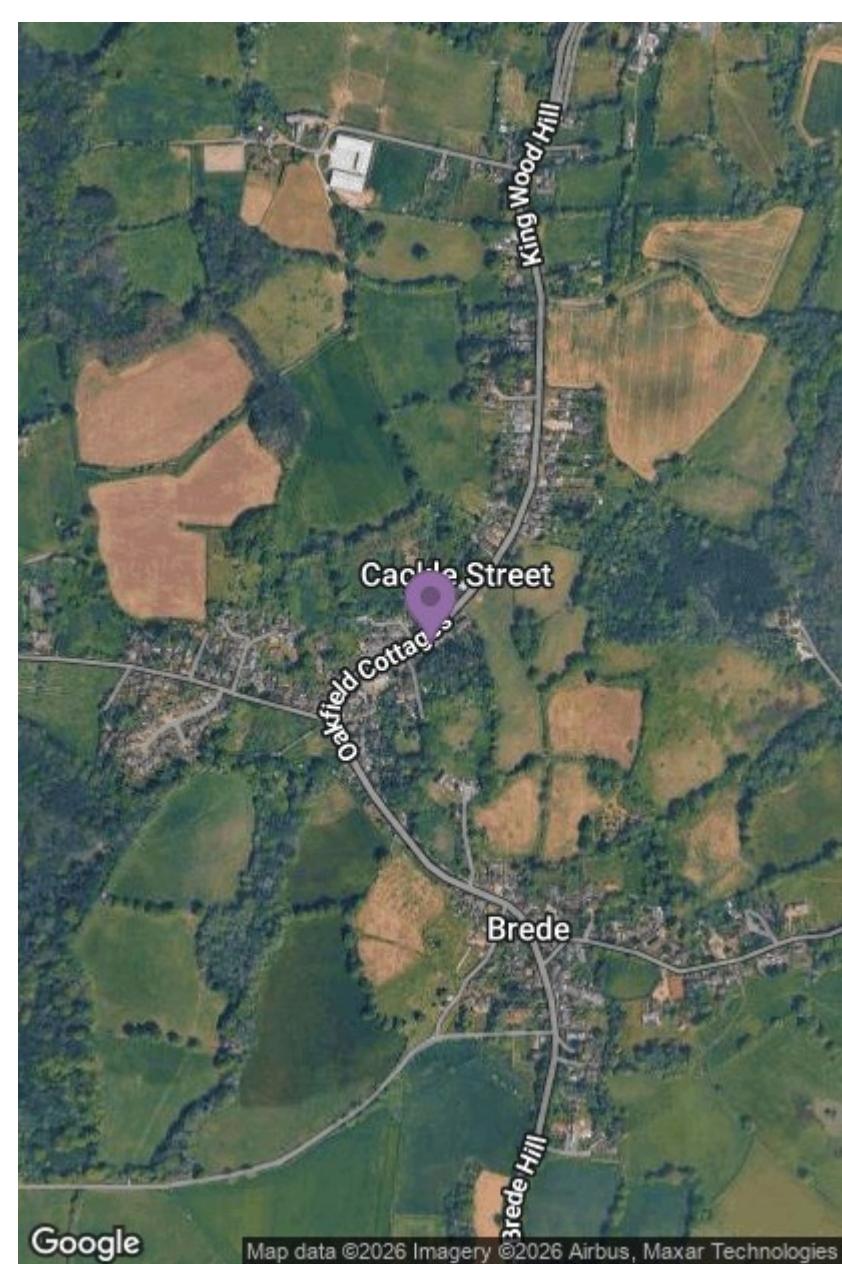
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		89	
(70-80) C			
(55-64) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





**RUSH  
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