PHILLIPS & STUBBS

coastal + COUNTRY

Situated within a small modern development this is one of just three newly built homes. Located in Brede Village which has the benefit of a local shop, bakery and primary school with nursery.
With Rye just a short drive away, enjoying picturesque cobbled streets teeming with independent shops, antiques stores, galleries and popular restaurants. Rye also offers great travel options with a mainline railway station offering links to the Ashford/St. Pancras high speed line.

Ground floor

This beautiful white shiplap home has been fitted with window shutters throughout. Constructed in 2021 the accommodation here is bright and spacious throughout offering well proportioned rooms. You enter in to a welcoming entrance hall with double doors leading through to the double aspect living room which benefits from a woodburning stove and patio doors opening to the rear garden.
The impressive kitchen diner sits to the front of the property measuring 15'8 x 11'0 and is fitted with high specification units housing integrated appliances. There is also a handy downstairs cloakroom, planning consent for a two storey extension (RR/2024/78P) and the property is being sold with no onward chain.

First floor

The first floor houses four well proportioned bedrooms, two of which enjoy modern en suite shower rooms, together with a family bathroom.

Outside

Externally the rear garden provides an excellent space to entertain with a large area of patio and a family friendly expanse of lawn with some mature trees. The Integral garage features an electric door, offering great storage space and rear access to the garden. Whilst to the front of the property the block pave driveway provides off road parking for multiple vehicles.

Additional information

Local Authority: Rother District Council. Council Tax Band F
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 80 Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £499,950 Freehold

3 Lea Close, Brede, Rye, TN31 6FW

A detached 4 bedroom house forming part of 3 newly built homes with garage and garden located in the popular village of Brede.

• Detached family home • Four well proportioned bedrooms • Three bathrooms • Modern fitted kitchen • Integral garage • Off road parking • Private rear garden laid to lawn garden • Central and convenient village location • No onward chain • Planning consent for two storey extension RR/2024/78P

Directions: Approaching Broad Oak crossroad from Udimore road take a left down Cackle Street and proceed for approximately 0.7 miles and the property will be found on your right.

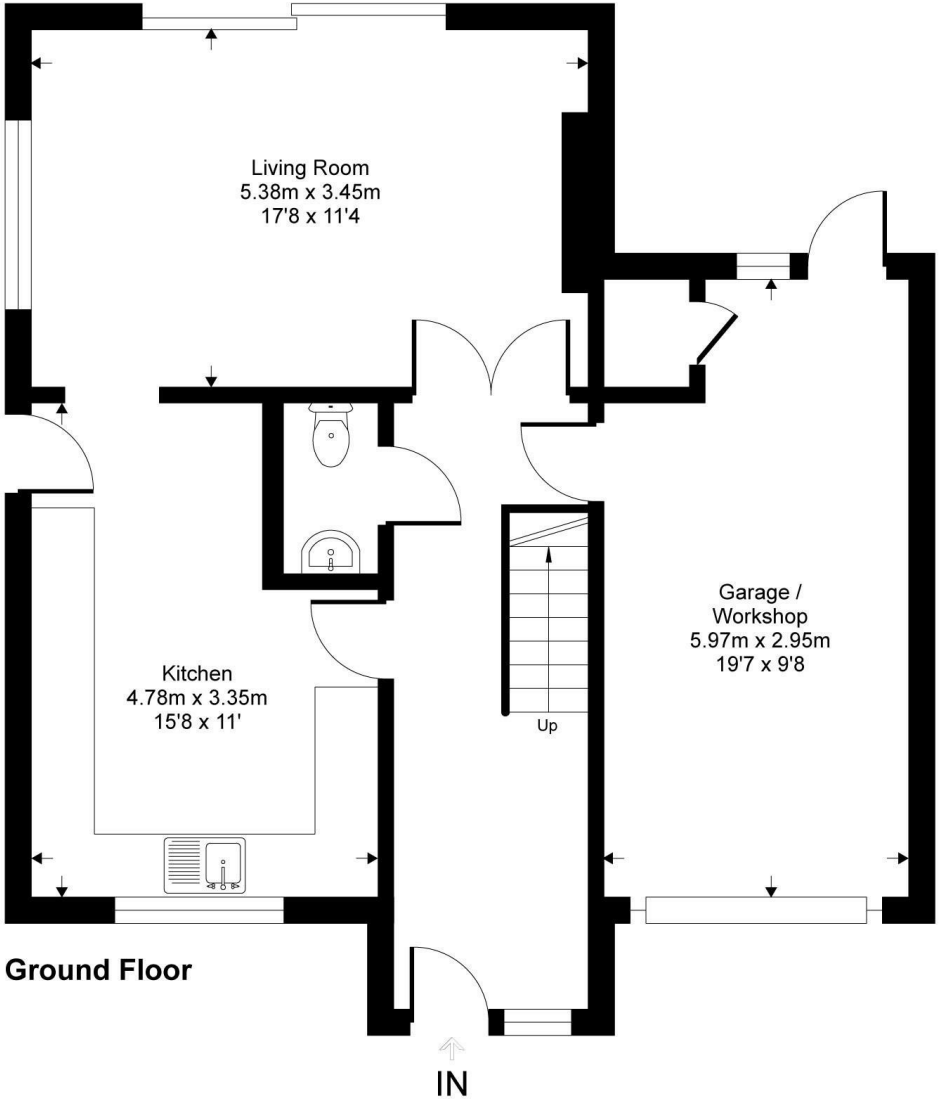
EPC: B

Local Authority: Rother District Council

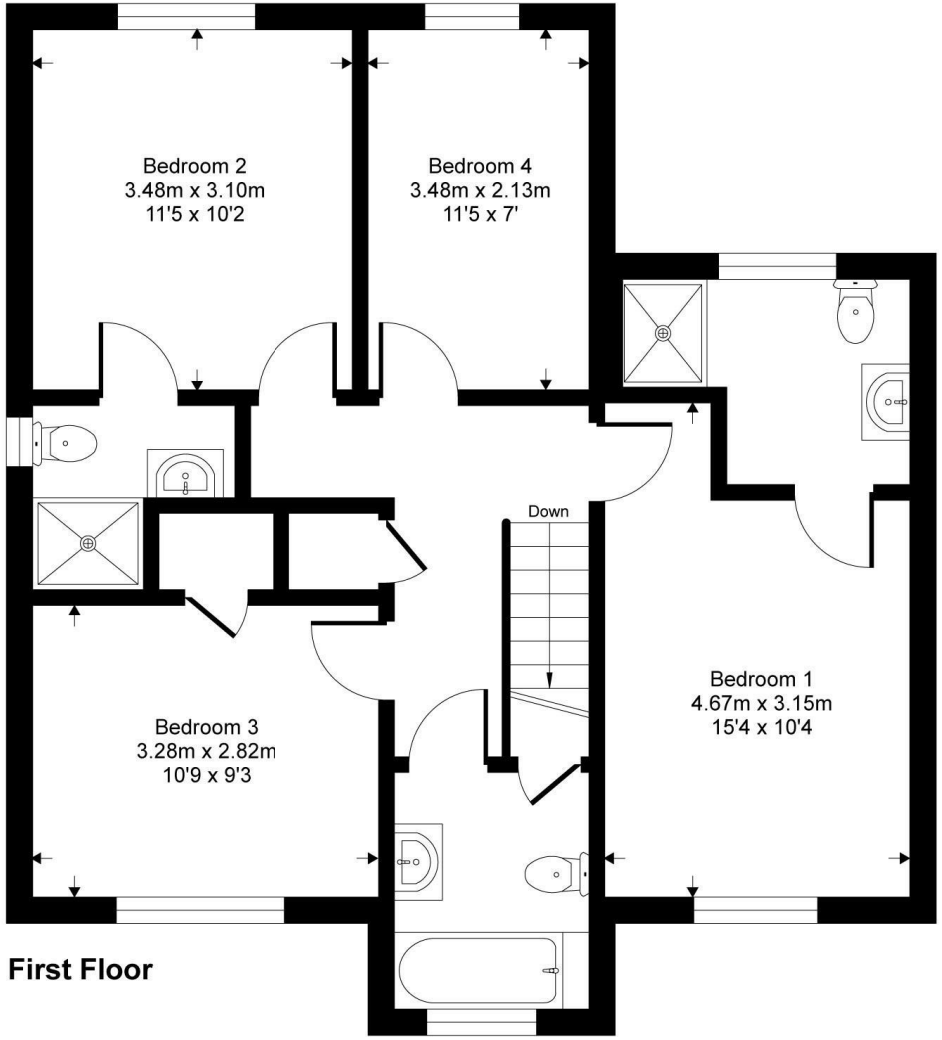
Council Tax Band: F

3 Lea Close

Approximate Gross Internal Area = 114.1 sq m / 1229 sq ft
Approximate Garage / Workshop Internal Area = 17.5 sq m / 189 sq ft
Approximate Total Internal Area = 131.6 sq m / 1418 sq ft



Ground Floor



First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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