



Moloney
COUNTRY PROPERTY



HAZELBANK, GROVE LANE, IDEN, RYE, EAST SUSSEX TN31 7PX

CHAIN FREE – A SPACIOUS, WELL PRESENTED, 2 BED DETACHED BUNGALOW LOCATED IN QUIET RURAL LANE LOCATION A SHORT DRIVE FROM RYE ENJOYING GOOD SIZED FRONT AND REAR GARDENS ADJOINING FARMLAND ENJOYING VIEWS. **VERSATILE ACCOMMODATION** INCLUDING THREE RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, TWO DOUBLE BEDROOMS, ONE EN-SUITE. **DRIVEWAY PROVIDING PARKING. VIEWING HIGHLY RECOMMENDED.**

ACCOMMODATION LIST: COVERED PORCH, ENTRANCE HALL, RECEPTION ONE/SITTING ROOM, RECEPTION ONE & TWO, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, BEDROOM ONE WITH EN-SUITE SHOWER ROOM, BEDROOM TWO, BATH AND SHOWER ROOM. FRONT GARDEN, DRIVEWAY PROVIDING PARKING, GOOD SIZE REAR GARDEN WITH LOWER PAVED TERRACE, TIMBER STORE & GREENHOUSE ADJOINING FARMLAND TO THE REAR. OIL CENTRAL HEATING.



Paved pathway with step up to covered porch:

Front door with inset leaded light glazed panels to:

ENTRANCE HALL: Matching doors to all rooms. Loft hatch.

SITTING ROOM/RECEPTION ONE: Double glazed, bay window to the front, window to side with horizontal blind. Fire surround with ornate tiled slips on granite hearth. Wall light points, picture rail.

RECEPTION TWO: Double glazed window with horizontal blind to the side. Exposed brick fireplace, mantel over on matching brick hearth. Coved ceiling. Opens to:

KITCHEN/BREAKFAST ROOM: Double glazed window to the rear enjoying views over the garden and countryside beyond. Fitted with range of oak base and wall units with laminate worktop over, inset with 1 1/2 bowl, single drainer composite sink unit. Electrolux hob with AEG oven below, concealed extractor over. Integrated slim line Bosch dishwasher. Integrated under counter fridge and freezer. Space for further appliances. Breakfast bar. Tiled splash-backs. Tiled floor. Oil boiler.

RECEPTION THREE Double glazed doors with matching panels to side leading out to the paved rear terrace and garden. Central ceiling light/fan.

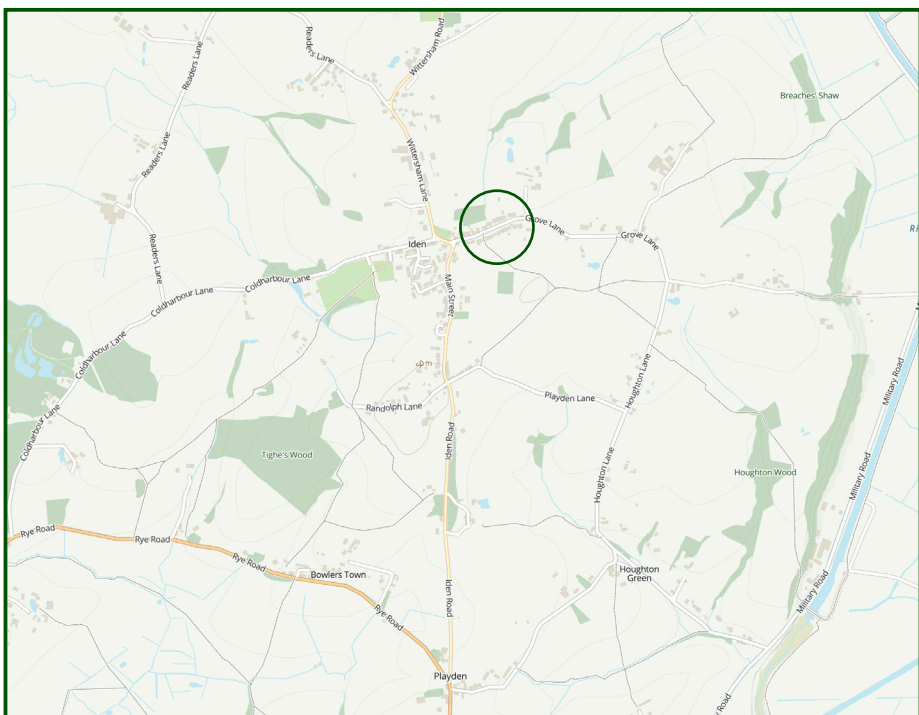
UTILITY ROOM: Sunlight tunnel over. Fitted with butler style ceramic sink unit set into storage cupboard with laminate worktop. Space and plumbing for washing machine. Shelved storage niche and further storage shelves. Tiled splash-back.

BEDROOM ONE: Double glazed window enjoying views over the rear garden and

GUIDE PRICE £550,000



VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

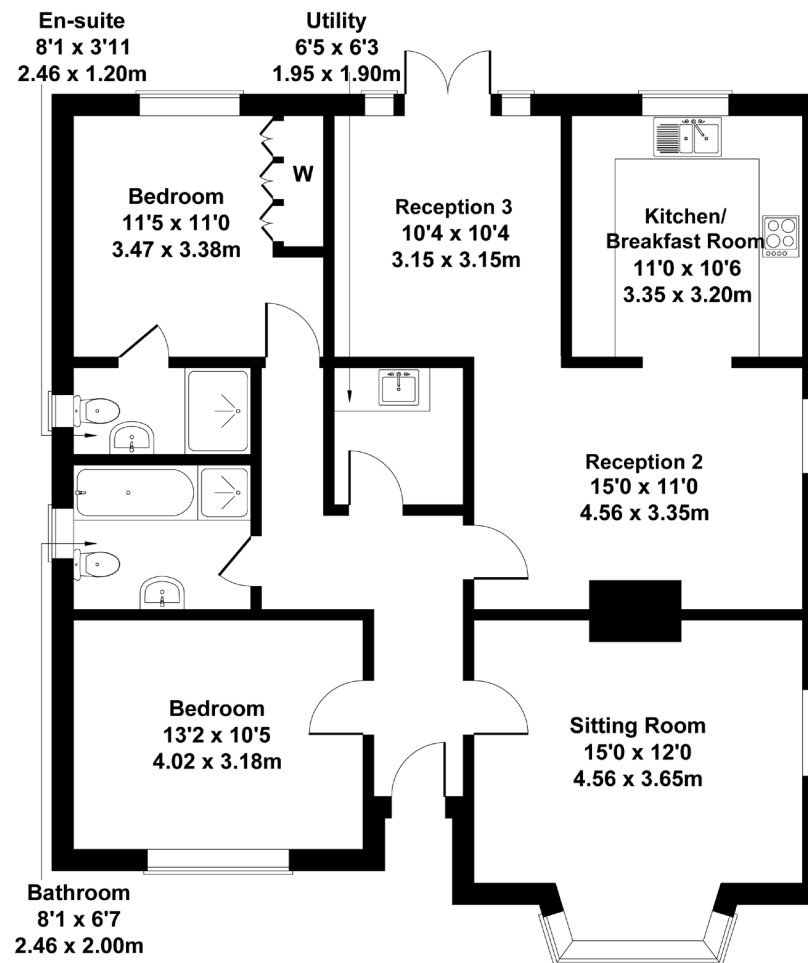


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

Hazelbank

Approximate Gross Internal Area
1130 sq ft - 105 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Not to Scale.
For Illustrative Purposes Only.

MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828