

**Laurel Hall Main Street, Peasmarsh Rye TN31 6SY**

fox & sons

***welcome to***

## Laurel Hall Main Street, Peasmarsh Rye

A unique property bursting with character and original features, located in Peasmarsh close to local shops and transport links.
















**Porch**

**Kitchen / Diner**
20' 5" x 13' 4" ( 6.22m x 4.06m )

**Utility**
9' 10" x 6' 8" ( 3.00m x 2.03m )

**Shower Room**

**Lounge**
17' 1" x 20' 6" ( 5.21m x 6.25m )

**Snug**
20' 4" x 6' 6" ( 6.20m x 1.98m )

**Mezzanine Balcony**

**Bedroom**
17' x 6' 10" ( 5.18m x 2.08m )

**Cloakroom W.C**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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# Laurel Hall Main Street, Peasmarsh Rye

- CHARACTER PROPERTY
- SPACIOUS RECEPTION ROOMS
- ONE DOUBLE BEDROOM
- MEZZANINE BALCONY
- CHAIN FREE

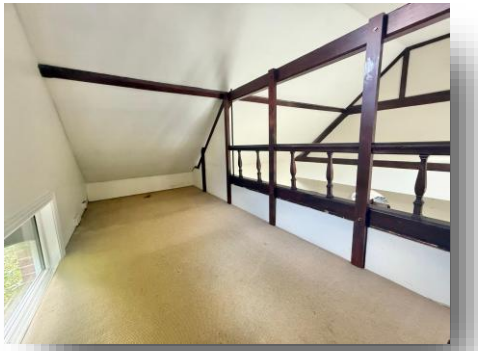
Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in excess of

## £325,000










Please note the marker reflects the postcode not the actual property

**view this property online** fox-and-sons.co.uk/Property/HAS124103

The Property Ombudsman

Property Ref:
HAS124103 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

**01424 722177**

hastings@fox-and-sons.co.uk

33 Havelock Road, HASTINGS, East Sussex, TN34 1BE

**fox-and-sons.co.uk**

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