PHILLIPS & STUBBS



coastal + COUNTRY







The property is located off the main road off a country lane within the residential village of Peasmarsh with access to local amenities including village primary school, Jempsons independent supermarket with sub post office, public houses and bowls club. Within three miles to the south is the Ancient Town and Cinque Port of Rye with its period Citadel with cobbled street and period architecture, local independent shops, banks, schools for all ages. From Rye there are rail services to Brighton via Eastbourne and Ashford with high-speed connections from the latter to London St Pancras in 38 minutes. Other towns in the region include Tenterden with its tree lined High Street, Battle with its historic Abbey and Hastings with its seaside promenade.

The house is approached via a block paved driveway and front garden enclosed by a low brick and stone wall.

Front door into the hallway with terracotta tiled flooring and staircase leads to the first floor, while doors provide access to the kitchen, living room, integral garage and downstairs cloakroom with w.c.

The living room has a stone fireplace with a hearth, exposed wooden ceiling beams, window to the front and rear sliding doors out to the rear garden.

The kitchen/dining room forms a spacious, open-plan area featuring a mix of tiled and carpeted flooring and exposed ceiling beams. The kitchen is fitted with a range of base and wall mounted units with a gas hob, oven and space for dishwasher. The dining area opens through sliding doors into a conservatory with doors out to the rear garden.

First floor landing has doors off to all bedroom and family bathroom

Bedroom 1 has built-in wardrobes provide useful storage, window to rear and en suite shower room.

Bedroom 2 built-in storage and window to front.

Bedroom 3 window to the rear and built in cupboard.

Bedroom 4 with a window overlooking the front garden.

The family bathroom comprises a corner bath, separate shower cubicle, wash hand basin set into a vanity unit, w.c and a heated towel rail.

Outside
The rear garden has a paved patio area with pergola for outdoor seating, surrounded by well-established plants and shrubs. There is an ornamental fish pond and the lawn which stretches back to a garden shed and green house.

Other information
Local Authority – Rother District Council Tax Band C. Mains electricity and water. Mains drainage. Predicted mobile phone coverage: EE, Vodafone, Three and 02 Broadband speed: Ultrafast 1000Mbps available. Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In The Region Of £399,950 Freehold

20 Park View, Peasmarsh, Rye, TN31 6UR







A four bedroom end of terrace family home with off road parking, garage and enclosed garden within Peasmarsh village.

• End of terrace house • Conservatory and good sized rear garden • Off road parking and integral garage • Close to local amenities and schools • 4 bedrooms (bedroom 1 with en suite shower room) • Gas central heating

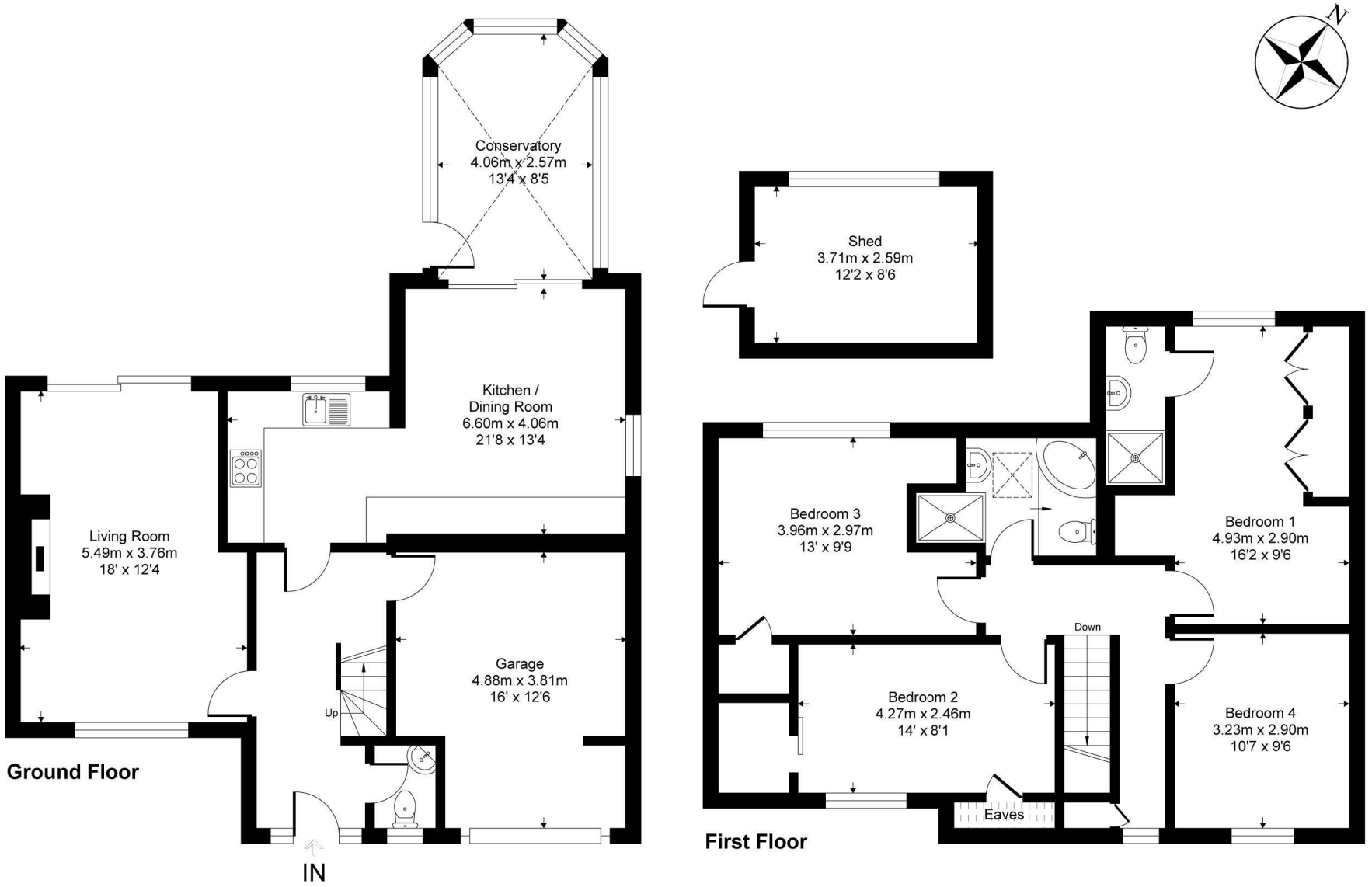


Directions: Entering Peasmarsh from Rye direction, turn left into School Lane (by The Horse and Cart public house) continue for approximately 200 yards where the property will be found on the right hand side immediately past the entrance to Park View. No.20 is accessed off School Lane.

EPC: D
Local Authority: Rother District Council
Council Tax Band: C

Park View, School Lane

Approximate Gross Internal Area = 137.1 sq m / 1476 sq ft
Approximate Garage Internal Area = 16.1 sq m / 174 sq ft
Approximate Outbuilding Internal Area = 9.5 sq m / 103 sq ft
Approximate Total Internal Area = 162.7 sq m / 1753 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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