

MOLONEY COUNTRY PROPERTY



22 FARLEYS WAY PEASMARSH

22 FARLEYS WAY, PEASMARSH, Nr. RYE, EAST SUSSEX TN31 6PZ

A DETACHED, 3 BEDROOM HOUSE IN NEED OF COMPLETE REFURBISHMENT AND WITH SCOPE TO RETURN TO 4 BEDS, ENJOYING A TUCKED AWAY POSITION IN POPULAR SOUGHT AFTER RESIDENTIAL LOCATION, CLOSE TO LOCAL AMENITIES AND A SHORT DISTANCE FROM RYE, BENEFITING FROM RECEPTION/DINING ROOM, KITCHEN, MASTER BED WITH EN-SUITE SHOWER ROOM, 2 FURTHER BEDS, FAMILY BATHROOM. INTEGRAL SINGLE GARAGE WITH ORP. GARDENS FRONT & REAR. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, KITCHEN, REAR LOBBY, LANDING, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 2 FURTHER BEDS, BATHROOM. INTEGRAL GARAGE, ORP, FRONT GARDEN, REAR GARDEN. GFCH.



Three steps up to front door with canopy over to:

ENTRANCE HALL: Coved ceiling. Painted panelled doors to reception room and to:

CLOAKROOM: Fitted with white suite comprising WC, pedestal mounted wash hand basin with tiled splash-back. Fuse boxes. Greenwood Airvac extractor.

SITTING ROOM: Wooden double glazed leaded light window to the front.. TV point. Painted fire surround with marble slips on matching marble hearth. Understairs storage cupboard. Turned staircase with stained balustrade to the first floor. Opening to:

DINING ROOM: Wooden double glazed patio doors to the rear garden. Door to:

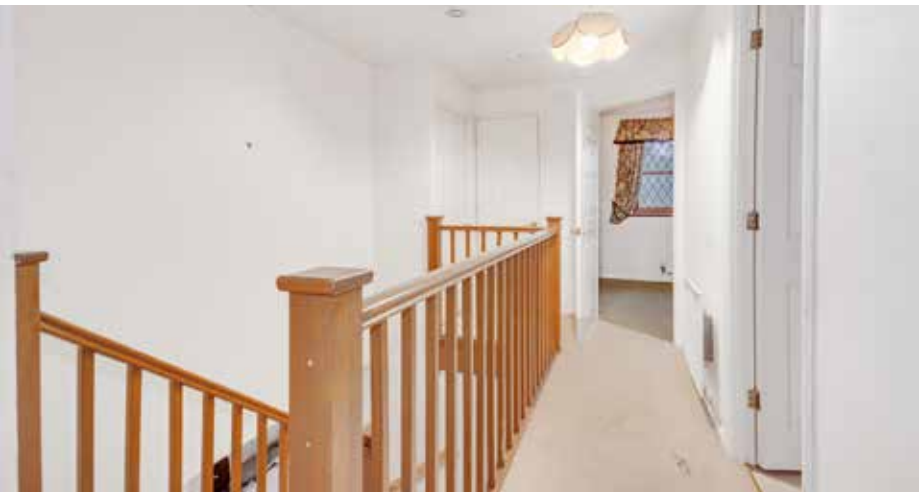
KITCHEN: Fitted with range of medium oak panelled base and wall units comprising oven housing unit inset with Miele classic double electric fan assisted oven with drawer below. Plumbing for washing machine White roll edged laminate worktop inset with Miele four ring ceramic hob with concealed light/Creda extractor over. Single bowl, single drainer stainless steel sink unit with mixer tap over. Plumbing for dishwasher. Over worktop lighting. Over cupboard lighting. Five light spot track. Potterton Suprema wall mounted gas fired boiler servicing central heating and hot water. Wood effect laminate floor. Opens to:

REAR LOBBY: Window with roller blind enjoying views over the rear terrace and garden beyond. UPVC part glazed door leading out to the rear. Space and plumbing for American style side by side fridge freezer.

Turned staircase to:

LANDING: Matching doors to all rooms. Inset ceiling lights. Loft hatch with ladder to fully

GUIDE PRICE £ 360,000



boarded storage space with light. Airing cupboard housing hot water tank with slatted shelves over and immersion heater.

MASTER BEDROOM: Double aspect room with wooden double glazed leaded light windows to the front and rear, both with roller binds. Fitted with comprehensive range of Sharps bedroom furniture with white wood-wash finish. BT point. Dimmer switches.

**Agents note: this room was previous two bedrooms and this could easily be re-instated. The door on the landing to bedroom four is still in place although not in use.*

EN-SUITE SHOWER ROOM: Obscure double glazed leaded light window with roller blind to the front. Fitted with white suite comprising shaped pedestal mounted wash hand basin with tiled splash-back, bidet, corner shower cubicle with sliding glass door housing Grohe full body shower unit with body jets & hand held shower attachment. Greenwood Airvac extractor.

BEDROOM TWO: Wooden double glazed leaded light window to the rear. Double doored wardrobe cupboard with hanging rail and shelf over.

BEDROOM THREE: Wooden double glazed leaded light window to the front. BT point.

BATHROOM: Obscure wooden double glazed leaded light window to the side. Fitted with white suite comprising pedestal wash hand basin, WC, panelled bath with telephone shower over. Part tiled walls. Greenwood Airvac extractor.

OUTSIDE: The property sits in a tucked away position at the end of a 'no through' road with tarmac driveway providing parking for 2 /3 vehicles and giving access to the integral single garage. . The front garden area is partly raised with sleeper edged well planted beds and small area lawn. A full height wooden gate gives access to the terraced rear garden with lower paved area for al-fresco dining. Enclosed to all sides, mature beds and borders. .Timber garden shed. Outside tap.

SERVICES: All mains services are connected. Gas central heating.

FLOOR AREA: 120 m² (1,292ft²) Approx.

EPC RATING : 'TBC'

LOCAL AUTHORITY: Rother District Council.

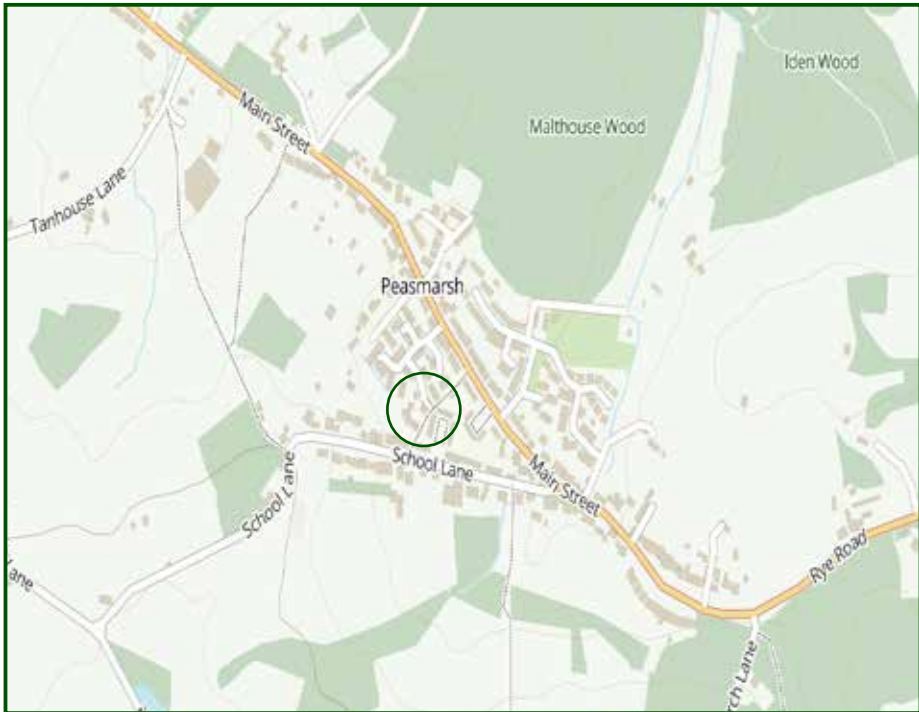
COUNCIL TAX BAND: 'E'

TENURE: Freehold

DIRECTIONS: Travelling on the A268 toward Rye, proceed into Peasmarsch, turn right into Farleys Way. Take the second turning on the left. Continue to almost the end, bear off right, No 22 will be found at the end of the private driveway. network (M20) can be easily accessed at Junction 9 (A20) at Ashford or Junction 8 east of Maidstone be found at the end of the road.

What3Words (Location): ///proven.steered.stung

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings.



22 Farleys Way

Approximate Gross Internal Area
1292 sq ft - 120 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

MOLONEYCOUNTRYPROPERTY.COM

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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.