

PHILLIPS & STUBBS



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COUNTRY



Located in a small private residential close of similar detached bungalows set off a quiet country lane in the village of Brede with the Red Lion public house, village green and parish church of St. George. The adjoining village of Broad Oak offers a public house, local primary school, post office and village convenience store, bakers and sausage shop. The historic town of Battle (8 miles) has good local shopping facilities serving everyday needs. Eastbourne, Hastings and Tunbridge Wells provide a wider range of shops and recreational facilities. Mainline rail services from Robertsbridge or Battle with services to Charing Cross/Cannon Street (from 1 hr 22 mins).

A detached chalet style property affording spacious and versatile accommodation over two levels, as shown on the floor plan. The property requires a degree of modernisation.

Front door into an **entrance lobby** with inner door to the **entrance hall**, built in cupboard.

Living room with deep sill bay window to the front, two additional windows to the side and fireplace.

Dining room with an inner window providing natural light looking through to the conservatory. Door to the **inner hallway/utility**, stairs to the first floor.

Conservatory double glazed with door out to the rear garden.

Kitchen fitted with a range of base and wall mounted units, double oven, gas hob, space for washing machine, built in pantry, gas boiler, door to garden.

Bedroom 2 deep sill bay window to the front.

Bathroom fully tiled comprising panelled bath, inset wash hand basin, airing cupboard. Separate w.c with wash hand basin.

On the first floor, there is a **double bedroom** with a dormer window to the rear, pedestal wash basin, fitted wardrobe cupboards and access to the eaves storage.

Outside: To the front there is a driveway providing off road parking and access to the **integral single garage**. Paths to both sides lead around to the large rear garden which measure approximately 90' deep x 65' wide, mainly laid to lawn interspersed with shrubs and fruit trees, being hedge and fence enclosed.

Services: Mains water, electricity, gas and drainage.

Local Authority: Rother District Council - Council Tax Band D.

Directions: Heading south towards Bred from the direction of Northiam, proceed on the A28 for about 3 miles passing through Broad Oak crossroads. Continue on this road for a further 0.8 miles and then turn right into Pottery Lane. Pottery Close will be found after a short distance on the left hand side with No 5 on the right.

Guide price: £435,000 Freehold

5 Pottery Close, Pottery Lane, Brede, Rye, East Sussex TN31 6HE



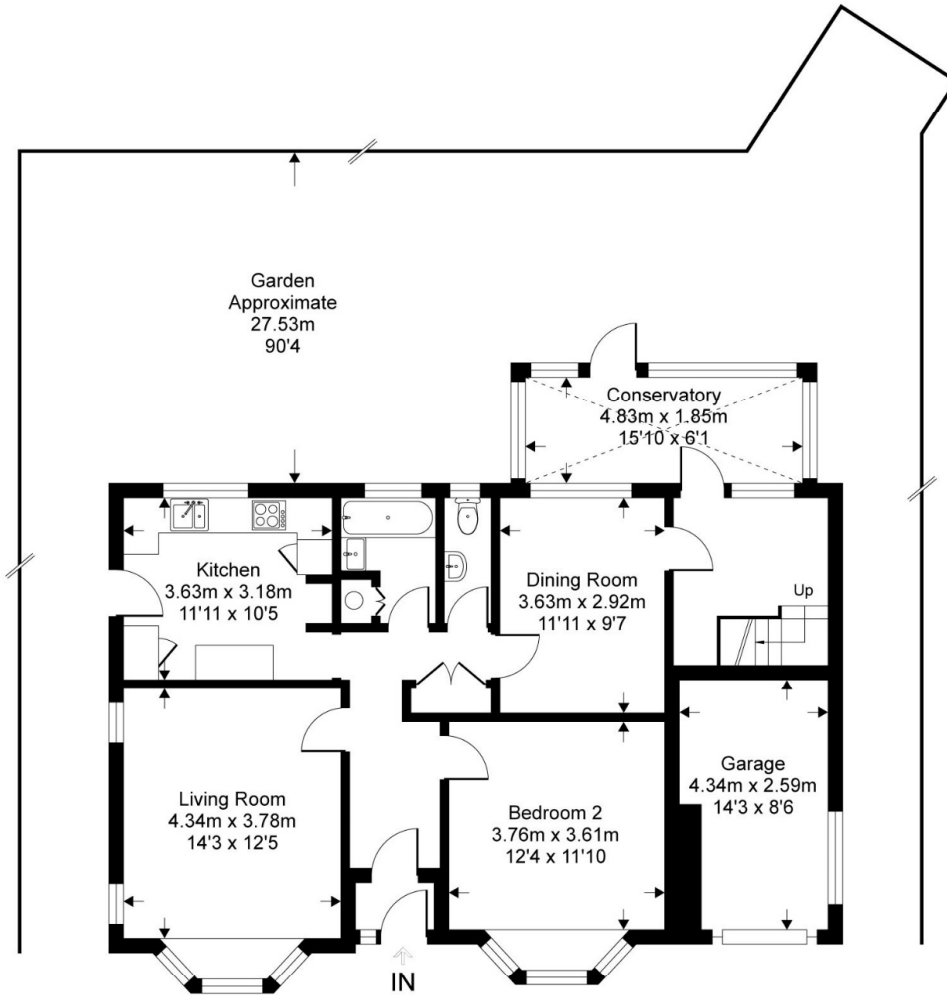
A detached chalet style bungalow affording spacious and versatile accommodation, together with a large garden, garage and parking located in a small private close off a country lane in the popular village of Brede.

- Entrance hall • Living room • Dining room • Conservatory • Kitchen • Inner hall/utility area • Bedroom 2
- Bathroom • Cloakroom • First floor bedroom 1 • Hardwood double glazed windows • Gas heating • Integral single garage
- Additional off-road parking • Large rear garden of approximately 90' x 65' • EPC rating D

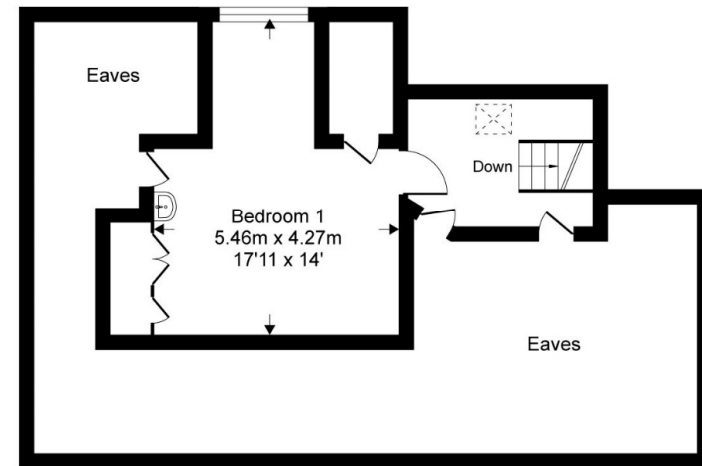


Pottery Close

Approximate Gross Internal Area = 130 sq m / 1402 sq ft
(includes garage & excludes eaves)



Ground Floor



First Floor

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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