



LYNDHURST COTTAGE, MAIN STREET, PEASMARSH,  
RYE, EAST SUSSEX, TN31 6YA

ANDERSON  
 HACKING

## LYNDHURST, COTTAGE MAIN STREET, PEASMARSH, RYE, TN31 6YA

GUIDE PRICE £425,000

A tucked away modern 2 bedroom detached cottage situated in a central village location in the heart of Peasmarsch. This deceptive property offers open plan living with good off street parking and private rear garden.

- Open plan Living Room
- Kitchen / Dining Room
- Ground Floor Cloakroom/ WC
- Two Double Bedrooms
- Family Bathroom
- Off Street Parking
- Private Garden
- Central Village Location

Lyndhurst Cottage is located in a central village location set well back from the main street behind neighbouring properties with an outlook looking out over open fields.

The cottage is of brick construction beneath a pitched tiled roof with UPVC double glazed windows and Velux roof lights. The cottage is accessed from a pedestrian footpath that runs up the right hand side of Lyndhurst garden, while a vehicle access runs behind the rear of neighbouring properties that connects to a shared access track that is accessed off from Main Street.

Lyndhurst Cottage accommodation comprises a large open plan living room with double aspect windows and a central feature fireplace with open connection through into a large open plan kitchen / dining room with white gloss base units with laminate worktops. A ground floor WC is accessed from the dining area while a pair of French doors lead from dining area out onto a paved patio terrace overlooking the garden. A central staircase leads from the living room up to a first floor landing off which are two double bedrooms and family bathroom with modern white bathroom suite including panel bath, pedestal washbasin and close coupled WC.





**Situation:** Lyndhurst Cottage is set in the heart of the village of Peasmarsch, which benefits from 2 village pubs, primary school, active village hall, bowls club, local supermarket with pharmacy, post office, café restaurant, and petrol filling station. The ancient Cinque Port town of Rye is approximately 3 miles away with its pretty cobbled streets and period buildings offering a range of shops, recreational and cultural facilities.

**Schools:** Peasmarsch village primary is situated within walking distance up School Lane, while Rye offers further state primary and secondary schools. There is also a number of highly regarded private prep schools in the area include; Vinehall, Claremont, St Ronan's, and Marlborough House.

**Travel and Transport:** There is a regular bus service connecting to Rye and Northiam, while Rye train station, approximately 3 miles distant, offers direct links to Brighton and Ashford with good connections to the high speed service from Ashford to London St. Pancras (37 minutes). The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.



## General Information

**Services:** Mains Water, Mains Drainage, Mains Electricity, Mains Gas  
Central Heating

**Broadband Speed:** Up to 96Mbps – Source Uswitch

**Mobile Coverage:** 3G with EE, 02 and Vodaphone

**Council Tax:** TBC

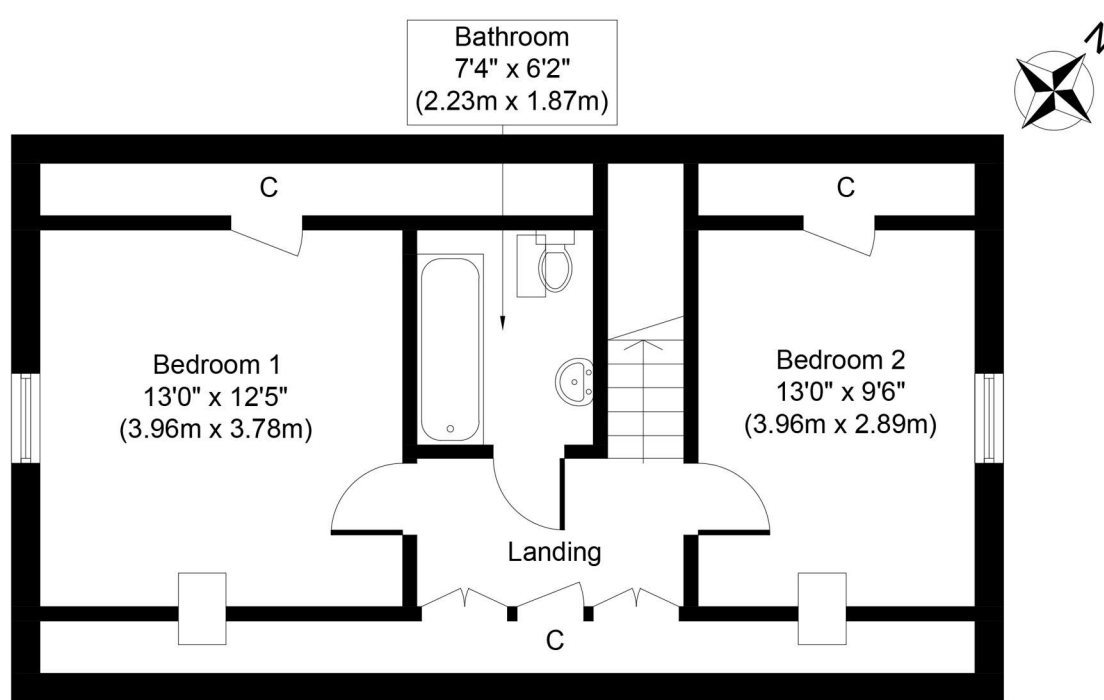
**Local Authority:** Rother District Council – 01424 787000

**EPC:** Band C

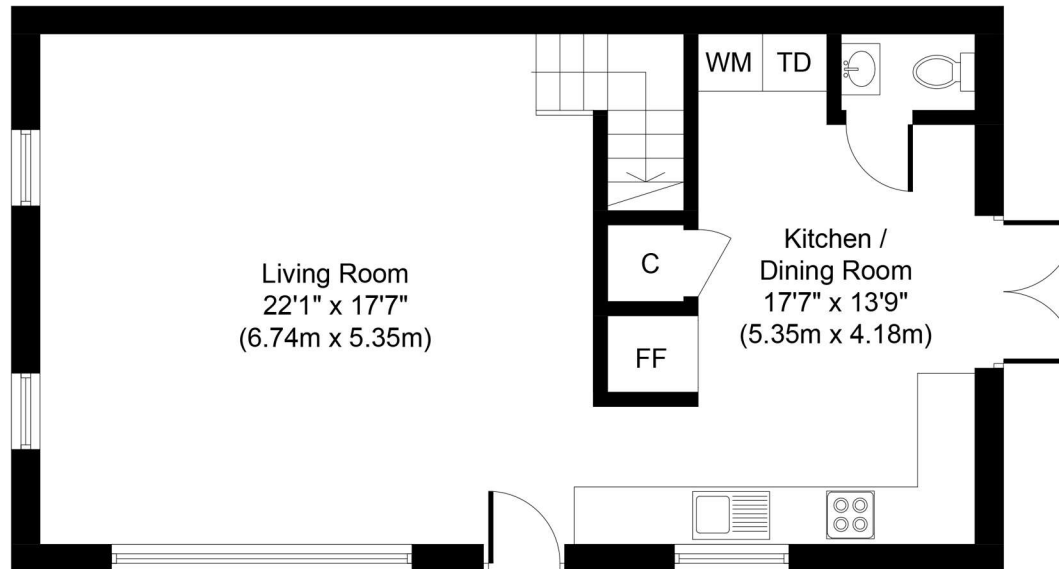
**Tenure:** Freehold

**Viewing:** Strictly by appointment with agents – Anderson Hacking Ltd .

**Directions:** Directions: From Rye leave on the A268 following signs for Hawkhurst/London. Remain on the A268 until entering Peasmarsch and Lyndhurst Cottage can be accessed via a pedestrian path to the righthand side of Lyndhurst which will be found on the left hand side just opposite the village hall in the centre of the village.



**First Floor**  
**Approximate Floor Area**  
**416 Sq. ft.**  
**(38.61 Sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**563 Sq. ft.**  
**(52.26 Sq. m.)**

**Agents Notes:**

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under 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 will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: March 2023 Photographs Dated: March 2023

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