



# MOLONEY COUNTRY PROPERTY



LANGHAM HOUSE BREDE



## LANGHAM HOUSE, POTTERY LANE, BREDE, EAST SUSSEX. TN31 6HB

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A DETACHED 3 BED BUNGALOW SITTING IN A TUCKED AWAY LOCATION ENJOYING FAR REACHING RURAL VIEWS OFFERING AN EXCELLENT OPPORTUNITY TO UPDATE AND REFURBISH. SPACIOUS ACCOMMODATION INCLUDING SITTING ROOM, KITCHEN/DINING ROOM, GARDEN ROOM AND 3 BEDROOMS. WRAP ROUND MATURE GARDENS, AMPLE PARKING & DETACHED GARAGE. CHAIN FREE.

ACCOMMODATION LIST: ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, CLOAKROOM, GARDEN ROOM, 3 BEDROOMS, BATH AND SHOWER ROOM. FRONT GARDEN, AMPLE OFF ROAD PARKING, DETACHED BRICK BUILT GARAGE, TIMBER STORE. REAR & SIDE GARDENS ENJOYING FAR REACHING RURAL VIEWS. GFCH.



Steps with handrail to:

UPVC double glazed, leaded light door with matching window to side to:

**ENTRANCE PORCH:** Tiled floor. Exposed brick walls. Panelled ceiling, inset lighting. Wooden obscure glazed door with matching windows to both sides to:

**ENTRANCE HALL:** Inset ceiling lights, coved ceiling. Two shelved storage cupboards. Hatch to boarded loft.

**SITTING ROOM:** Double aspect room with double glazed window to front and window to side, enjoying views over the garden and countryside beyond. Exposed brick fireplace, inset with gas coal effect fire on stone hearth with display shelves to both sides. Coved ceiling. Wall light point. BT point, TV point.

**KITCHEN/DINING ROOM:** Double glazed window to the rear enjoying far reaching rural views. Fitted with comprehensive range of white, wood edged base and wall units with granite effect laminate worktop over, inset with single bowl, single drainer composite sink unit. Candy gas hob with extractor over. Candy electric fan assisted oven with cupboards below and space above. Wine rack. Indesit integrated fridge and freezer. Neff double electric fan assisted oven with cupboard above and drawers below. Breakfast bar with open shelving and cupboards above. Integrated dishwasher. Tiled floor. Inset ceiling lights. Double part glazed doors with panels to both sides to the garden room. Door to:

**UTILITY ROOM:** UPVC obscure double glazed door leading out to the garden. Ceramic sink unit. Space for under counter appliance with Worcester gas fired combination boiler over. Wood effect vinyl floor. Cloaks hooks. Door to:

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**PRICE GUIDE £675,000**



**CLOAKROOM:** Obscure double glazed window to side. Fitted with white WC. Coved ceiling.

**GARDEN ROOM:** Double glazed windows to three sides with doors leading out to the elevated terrace. Wood effect vinyl floor. Exposed brick walls.

**BEDROOM ONE:** Double glazed window to the front. Coved ceiling. Sliding mirror doored wardrobe cupboard with hanging rail and shelves over.

**BEDROOM TWO:** Double glazed window to side overlooking the garden. Coved ceiling. Sliding mirror doored wardrobe cupboard with hanging rail and shelves.

**BATH AND SHOWER ROOM:** Double glazed window to side. Fitted with white suite comprising WC, circular hand basin set onto granite effect surround with double doored storage cupboard below. Bath with telephone shower over & walk-in corner shower cubicle with glass screens to side. Tiled walls, tiled floor. Mirror, glass shelf, coved ceiling, four lights spot track.

**BEDROOM THREE:** Double glazed window to the front. Coved ceiling. TV point, BT point.



**OUTSIDE:** The property is approached from the lane over a shared private road with vehicular gate giving access to the ample parking to the front and side of the property and the detached, brick built garage with hay loft with internal stair access and timber store to the rear. The gardens lie to the front, side and rear adjoining countryside and enjoying far reaching rural views, being laid to level lawn with mature planted beds and borders.

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

**FLOOR AREA:** 115m<sup>2</sup> ( 1,238 ft<sup>2</sup>) Approx.

**EPC RATING :** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'F'

**TENURE:** Freehold

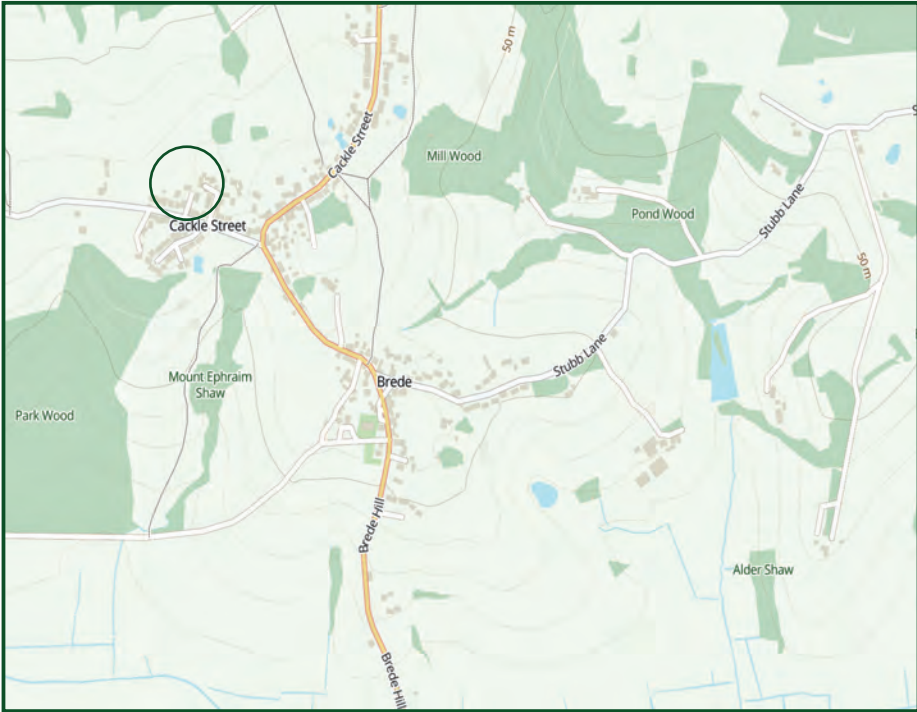
**TRANSPORT LINKS:** For the commuter Battle and Robertsbridge stations provide services to London Bridge, Waterloo, Charing Cross & Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 north of Sevenoaks (A21).

**DIRECTIONS:** Travelling south on the A28 towards Hastings, continue through Northiam and straight over Broad Oak crossroads into Cackle St. Turn right into Pottery Lane, turn right into the private roadway, shortly past St Mary's Close and Langham House will be found at the end.

**WHAT3WORDS (Location):** ///supported.requires.snuck

**VIEWING:** All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.

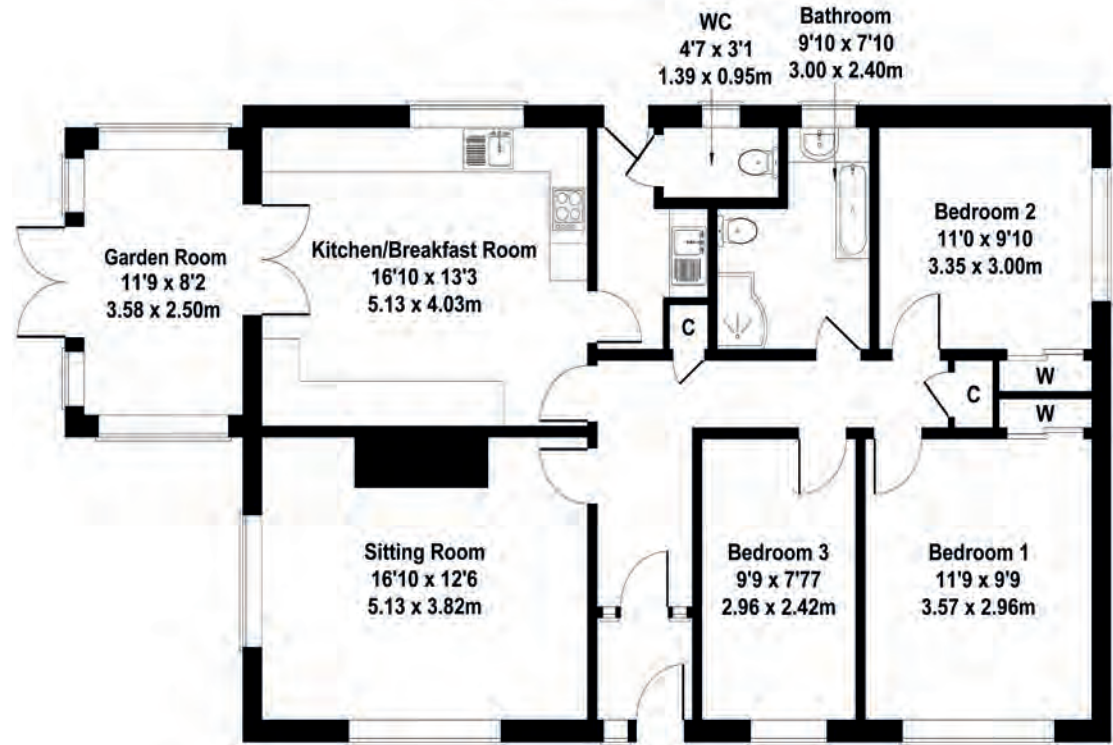




**IMPORTANT NOTICE:** Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

# Langham House

Approximate Gross Internal Area  
1238 sq ft - 115 sq m



Not to Scale.  
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		56   D	78   C

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