

PHILLIPS & STUBBS



coastal +
COUNTRY



Located in the village of Peasmarsch, which offers local facilities and amenities including Jempsons (a family run supermarket) and two public houses. More extensive amenities can be found in the Ancient Town and Cinque Port of Rye (3 miles) renowned for its historical associations and fine period architecture. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras (37 minutes). The coast is within easy reach and the area boasts a host of tourist and leisure attractions including Great Dixter, Bodiam Castle and Smallhythe Place.

A modern mid terrace house presenting brick and weatherboard clad external elevations set with replacement double glazed windows beneath a pitched tiled roof.

The property is approached via an open entrance porch and front door opening into an entrance hall with stairs off to the first floor, under stairs storage and Karndean flooring.

Living room window to the front, fireplace with oak surround and stone hearth and an inset gas fire.

Kitchen/dining room window to rear. Fitted with a range of traditional style cabinets comprising cupboards and drawers beneath work surfaces with an inset ceramic sink, matching wall mounted cupboards, integrated dishwasher, space for American style fridge/freezer and range cooker with filter hood above.

Utility Room with butler sink, plumbing and space for washing machine and tumble dryer.

Rear lobby with door to garden. **Cloakroom** window to rear, wc, wash basin and ceramic tiled floor.

First floor landing hatch access to loft space. **Bedroom 1** window to the rear, range of built in wardrobes with full height sliding doors. **Bedroom 2** window to the front. **Bedroom 3** window to the front.

Family bathroom window to the rear, white suite comprising deep spa bath with mixer tap and wall mounted shower over, wash basin and w.c.

Outside: Front garden laid to lawn with paved terrace bordered by mature conifer hedging. To the rear, adjacent to the house is a paved terrace which leads onto a level lawn bordered by a combination of mature hedging and closed boarded fencing with shrub and mixed flower beds. Garden store. Pedestrian gate to the rear.

Directions: From Rye, take the A268 in a northerly direction passing through Playden and Rye Foreign and continue into the village of Peasmarsch. Turn right into The Maltings, signposted The Recreation Ground and at the T-Junction, turn left. The property will then be seen on the right hand side after a short distance.

Services: Local Authority Rother District Council - Council Tax Band C
Mains electricity, water and drainage.

Gas central heating.

Predicted mobile phone coverage: EE, Three, 02, Vodafone

Broadband speed: Ultrafast speed 80Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK.

Price guide: £297,000 freehold

58 The Maltings, Peasmarsh, East Sussex TN31 6ST

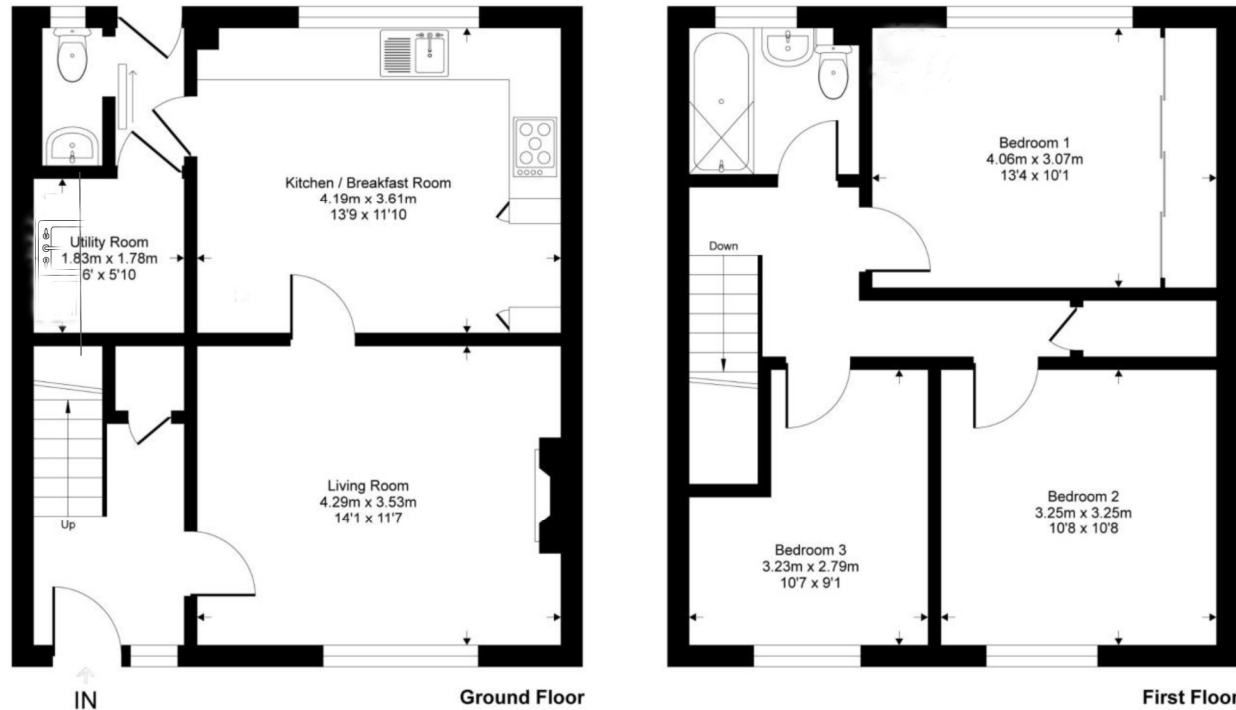


A well presented three bedroom mid terrace property forming part of a popular residential development in the village of Peasmarsh.

- Entrance hall • Living room • Kitchen/dining room • Rear lobby • Utility room • Cloakroom
- First floor landing • Three bedrooms • Bathroom • Gas central heating • Double glazing • EPC rating C
- Gardens to the front and rear

The Maltings

Approximate Gross Internal Area = 91 sq m / 976 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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