



2 LEA CLOSE, CACKLE STREET, BREDE,  
RYE, EAST SUSSEX, TN31 6FW

ANDERSON  
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## 2 LEA CLOSE, BREDE, RYE, EAST SUSSEX, TN31 6FW

GUIDE PRICE: £470,000

A well presented modern detached 3 bedroom house with off street parking, detached garage and private low maintenance garden set within the heart of Brede Village.

- Entrance Hallway
- Living Room
- Kitchen / Breakfast Room
- Cloakroom /WC
- Master Bedroom with Ensuite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Gas Central Heating
- Detached Garage
- Off Street Parking
- Private West facing Rear Garden

2 Lea Close is a welcoming detached new build house that was constructed in 2022. The property is of traditional brick and tile hung construction with a UPVC double glazed windows beneath a pitched tiled roof. The property is situated in the heart of Brede village, which benefits from the Red Lion pub, St Georges Church and village hall, while connecting to Brede is Broad Oak with further village amenities including primary school, local bakery, local village shop, cricket club, recreation ground and the Broad Oak village pub.

The property is set back from Cackle Street and is approached over a shared brick paved driveway that provides off street parking for two vehicles as well as access to a detached timber frame garage to the side. A ramp access leads to the front door that opens into a generous entrance hallway off which is a ground floor cloakroom /WC and French doors that lead into the living room with double aspect windows including sliding French doors that open out to the rear garden. An opening from the living room connects to a kitchen / breakfast room that is also accessed from the entrance hall and which benefits from a front facing window and external side entrance door. The kitchen is fitted with grey gloss wall and base units with marble effect laminate worktops, stainless steel sink, gas hob with extractor fan above, eye level electric oven, integrated fridge/freezer, washing machine and dishwasher. Stairs lead from the entrance hallway up to a first floor landing off which is the master bedroom with rear facing window and ensuite shower room/WC. Next to this is a generous single bedroom with rear facing window while at the front of the house is a further double bedroom with built in wardrobe and a family bathroom with built in airing cupboard, panel bath, closed coupled WC and wall hung washbasin with vanity unit below. Externally the property benefits from a private rear garden that is paved with limestone paving with raised flower beds around the side,





**Situation:** 2 Lea Close is situated within the heart of the picturesque village of Brede, within walking distance of the village pub The Red Lion and within close proximity to the services of Broad Oak, including village shop, doctors' surgery and primary school. The ancient and historic town of Rye, approximately 7 miles distant, offers famous medieval fortifications, pretty cobbled streets and period architecture, with a range of shops, hotels, leisure and cultural facilities. The seaside town of Hastings is approximately 8 miles distant, offering a range of shopping and recreational activities also. The spa town of Tunbridge Wells is approximately 24 miles distant offering further shopping and recreational facilities while closer are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include a local tennis, sailing, and links golf clubs, as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the countryside, and Brede Woods.

**Schools:** There are a number of highly regarded schools in the area including Vinehall, St Ronan's, Claremont, Buckswood, and Cranbrook. Broad Oak primary school (1 mile) and Rye offers a number of nursery, primary and secondary schools.

**Travel and Transport:** Rye train station offers local links to Eastbourne and Brighton, also direct links to the high-speed service from Ashford to London St. Pancras (37 minutes) providing a link to Eurostar trains. Robertsbridge train station is approximately 10 miles distant offering direct links to London. The M20 can be joined at Ashford via the A28 with connections to the M25 and Dover Ferry Port and the A21 provide additional links to Tunbridge Wells and London (65 miles).



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

**Broadband Speed:** Broadband Speed: 67 Mbps (Source Uswitch)

**Mobile Coverage:** 4G on EE, Vodafone, Three and O2

**Council Tax:** Currently Band E

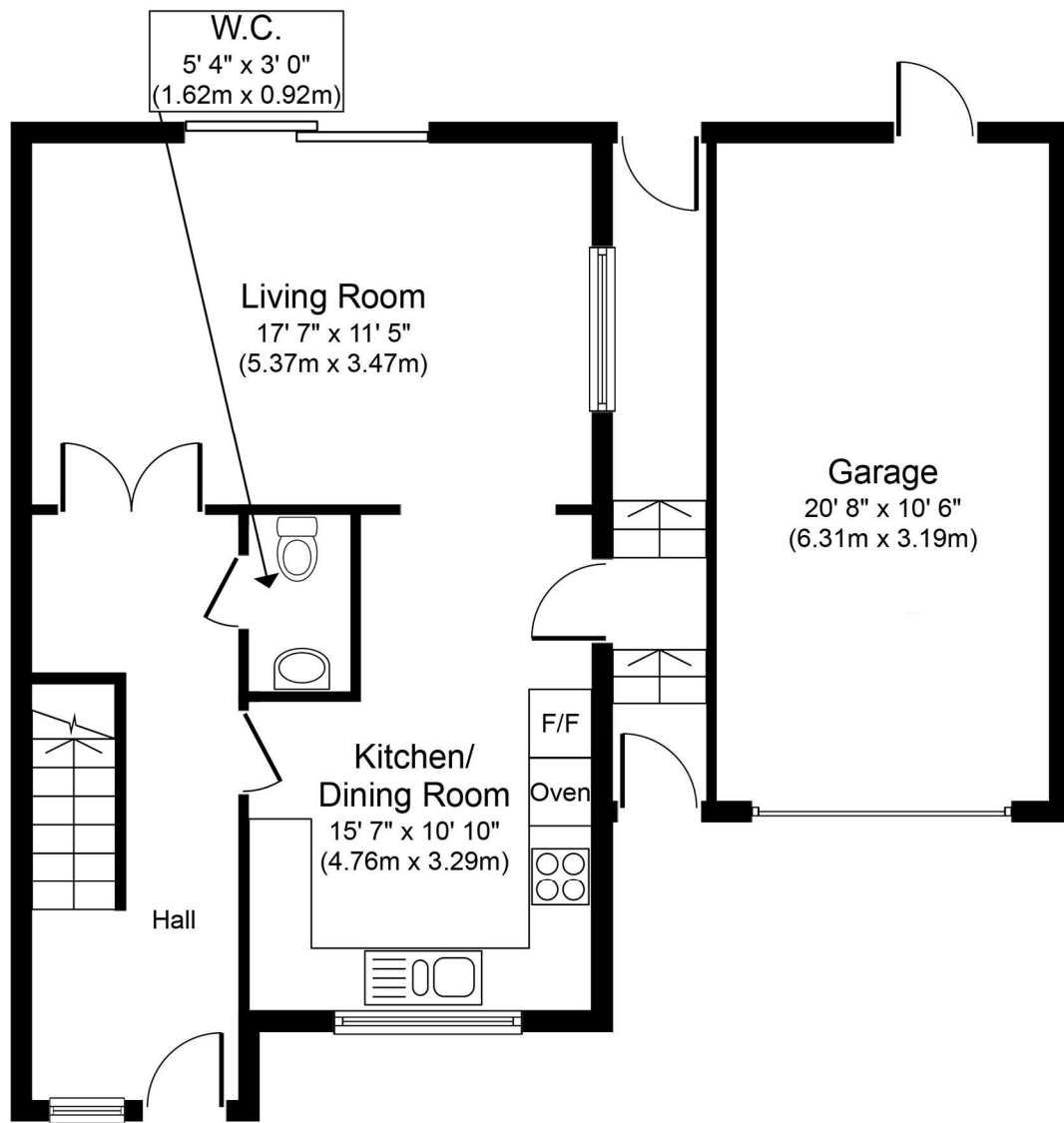
**Viewing:** Strictly by appointment with agents – Anderson Hacking Ltd on 01797 224852.

**Directions:** From Rye proceed over level crossing and at the roundabout take the first exit joining the Udimore Road B2089, after approximately 5½ miles, at the crossroads, turn left onto Kingwood Hill towards Hastings A28, in just under a mile 2 Lea Close will be found on the right hand side next to My Mobility Vehicle Centre.

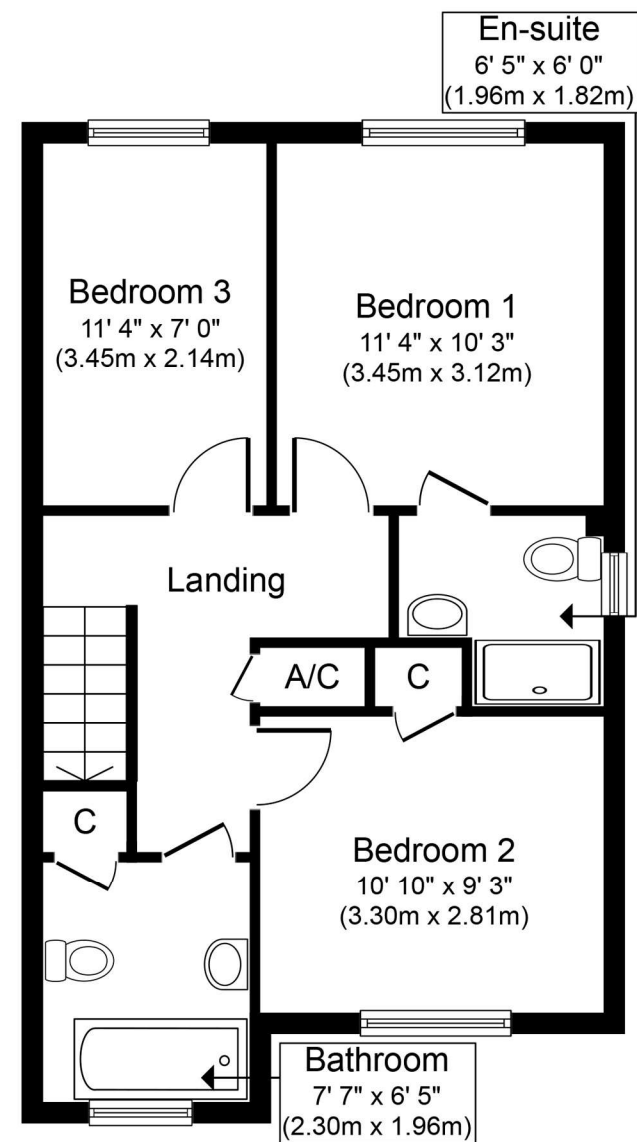
**Tenure:** Freehold

**EPC :** Band B

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



**Ground Floor**  
Approximate Floor Area  
798 sq. ft.  
(74.1 sq. m.)



**First Floor**  
Approximate Floor Area  
500 sq. ft.  
(46.4 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: January 2024 Photographs Dated: November 2023

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