

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located within the residential village of Peasmarsh with access to local amenities including village primary school, Jempsons independent supermarket with sub post office, public houses and bowls club. Within three miles to the south is the Ancient Town and Cinque Port of Rye with its period Citadel with cobbled street and period architecture, local independent shops, banks, schools for all ages and rail services to Hastings and Ashford with high speed connections from the latter to London St Pancras in 37 minutes. Other towns in the region include Tenterden with its tree lined High Street, Battle with its historic Abbey and Hastings with its seaside promenade.

Forming a detached character cottage (unlisted) presenting weatherboard elevations set with double glazed windows beneath a slate roof.

Entrance porch with inner door into the **living room** with wood block flooring, wide inglenook fireplace with woodburning stove, exposed studwork, windows to the front.

Dining room double doors opening out to the rear terrace and garden, window to the side, stairs to the first floor.

Kitchen fitted with a range of base and wall mounted cupboards incorporating a four ring gas hob with extractor fan over and oven under. Wood block worksurfaces, space and plumbing for a washing machine, slimline dishwasher and fridge/freezer. Wall mounted gas boiler. Quarry tiled floor and windows to the side and rear.

First floor landing, window to the side, exposed beams.

Bedroom 1 with vaulted ceiling and double aspect. **En suite shower room** comprising shower cubicle & w.c.

Bedrooms 2 and 3 both have windows overlooking the front garden.

Family bathroom comprising double ended roll top bath with central mixer tap/shower attachment, pedestal wash hand basin and w.c. Heated towel rail, window to rear and tiled floor.

Outside: To the front there is parking for two cars and a gate leads into the front cottage garden, approx. 81', with central path leading to the front door, lawn and established beds. There is also a useful summerhouse/studio. The paths extend to either side of the cottage to a rear terrace and further lawned garden beyond of approx. 61' where there is a shed.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity, water and gas. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02 (Likely)

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

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

Price guide: £425,000 freehold

Redford Cottage, Main Street, Peasmarsh, East Sussex TN31 6SX



A detached three bedroom character cottage set back from the main road off an unmade track with gardens to the front and rear.

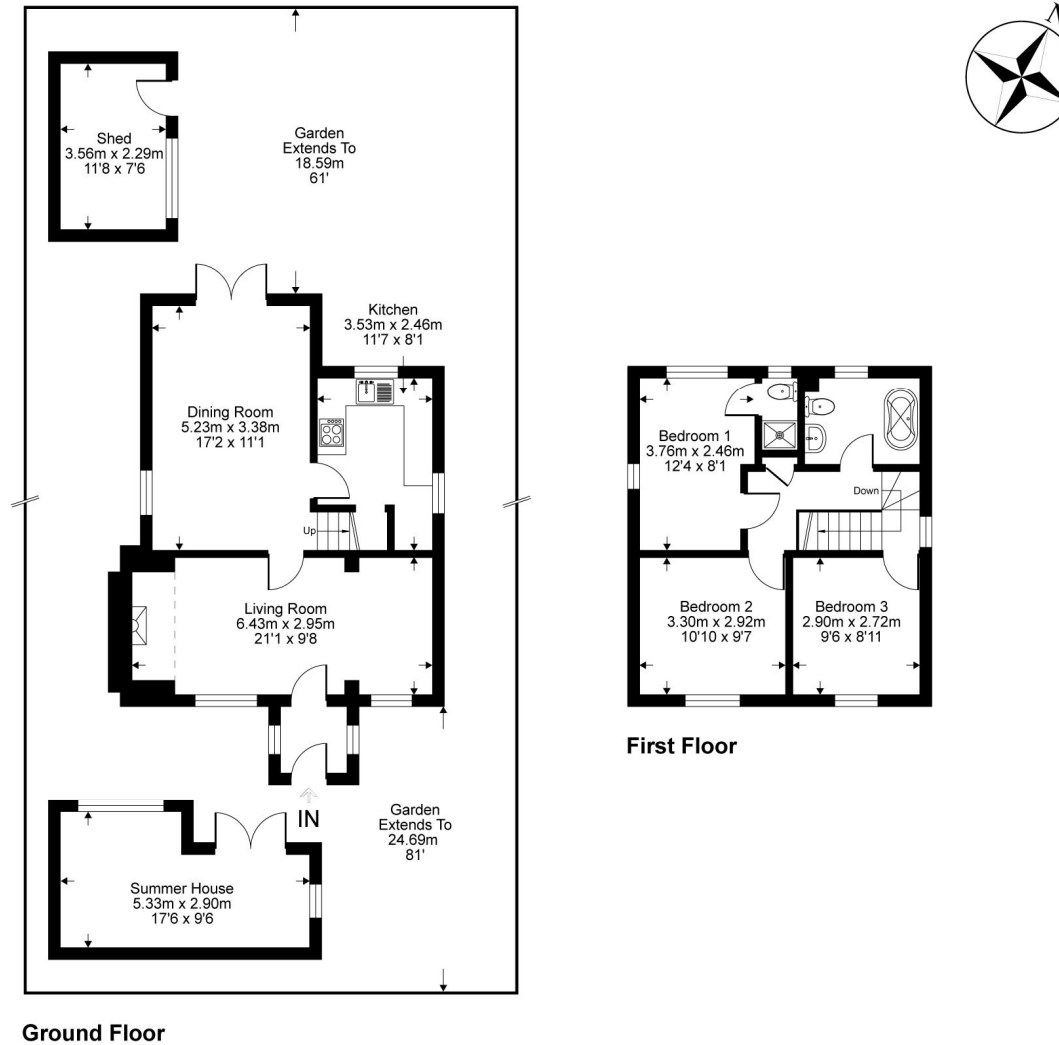
- Living room • Dining room • Kitchen
- First floor landing • Bedroom 1 with en suite shower room • 2 further bedrooms • Family bathroom
- Double glazing • Gas heating • EPC rating D • Cottage gardens to front and rear • Summerhouse/studio
- Off road parking for two cars



Directions: Entering Peasmarsch from the Rye direction continue into the village passing Farleys Way on your left and after a short distance you will see Malthouse Lane on your right. Immediately opposite is an unmade track, which adjoins a converted chapel, turn into the track where the property and parking spaces will be seen immediately on the right.

Redford Cottage

Approximate Gross Internal Area = 90 sq m / 971 sq ft
Approximate Outbuildings Internal Area = 21 sq m / 226 sq ft
Approximate Gross Internal Area = 111 sq m / 1197 sq ft



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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