



Moloney
COUNTRY PROPERTY



Anvil
Cottage

ANVIL COTTAGE BREDE

ANVIL COTTAGE, BREDE, EAST SUSSEX. TN31 6ED

AN IMMACULATEDLY PRESENTED, DETACHED 2 BEDROOM HOUSE, IN CENTRAL VILLAGE LOCATION. ACCOMMODATION INCLUDING SITTING ROOM, FITTED KITCHEN/DINING ROOM WITH SEPARATE UTILITY ROOM, CLOAKROOM, 2 DOUBLE BEDROOMS & CONTEMPORARY STYLISH SHOWER ROOM. OFF ROAD PARKING FOR 2 VEHICLES, LOW MAINTENANCE REAR GARDEN. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, KITCHEN/DINING ROOM, UTILITY ROOM. FIRST FLOOR LANDING, 2 DOUBLE BEDROOMS, SHOWER ROOM. FRONT DRIVEWAY PROVIDING OFF ROAD PARKING FOR 2 VEHICLES, ENCLOSED REAR GARDEN WITH PAVED TERRACE. GFCH.



Paved area to:

Composite front door to:

ENTRANCE HALL: Stairs to 1st floor with painted balustrade, understairs storage space. Matching doors to all rooms. Coved ceiling. Solid oak floor.

CLOAKROOM: Fitted with white suite comprising WC, pedestal hand basin with tiled splashback. Solid oak floor. Chrome towel rail, extractor.

SITTING ROOM: Double aspect room with UPVC double glazed window to the front with shutters and matching door with windows to both sides leading out to the rear garden, with blinds. Stone fire surround inset with gas coal effect fire on matching hearth. Coved ceiling. TV point. solid oak floor.

KITCHEN/DINING ROOM: UPVC double glazed windows to the front with shutters and rear. Fitted with cream range of base and wall units with roll edge laminate wood effect worktop over, inset with 1 ½ bowl, single drainer stainless steel sink unit. Plumbing for dishwasher. AEG 4 ring gas hob with Neff double electric oven below and concealed AEG extractor over. Integrated larder fridge. Eye level cupboards above with over worktop lighting. Coved ceiling, inset ceiling lights. Solid oak floor. Wall light points.

UTILITY ROOM: Part glazed UPVC door leading out to the rear. Space for washing machine and further appliance. Worcester gas fired boiler servicing hot water and central heating. Matching wood effect floor. Storage cupboard. Inset ceiling lights, extractor.

Stairs to:

GUIDE PRICE £375,000



First Floor Landing: Part sloping ceiling. Matching doors to all rooms.

BEDROOM ONE: Double aspect room with UPVC double glazed window with shutter to the front and matching obscure glazed window to the rear. Fitted with range of wardrobe cupboards with hanging rails and shelves. Airing cupboard housing hot water tank.

SHOWER ROOM: Obscure UPVC double glazed window to the rear. Fitted with contemporary white suite comprising back to wall WC, semi integrated hand basin set onto double doored storage unit, double shower cubicle with glass door and screen to side with Aqualisa shower. Contemporary grey vertical radiator. Vinyl floor. Inset ceiling lights. Mirror doored shelved cabinet.

BEDROOM TWO: UPVC double glazed window with shutters and blackout blind to the front. Part sloping ceiling, loft hatch.

OUTSIDE: The property is approached over paved courtyard providing parking with brick walled front boundary & hedged and fenced boundaries to the side. A full height wooden gate to the right hand side gives access to the fully enclosed rear garden with paved patio area for alfresco dining, an area of artificial lawn with planted borders & garden shed. Outside lights, electrical sockets and outside tap.

Services: All mains services are connected. Gas central heating.

Floor Area: 103 m² (1,109 ft²) Approx.

EPC Rating: 'TBC'

Local Authority: Rother District Council.

Council Tax Band : 'D'

Tenure: Freehold

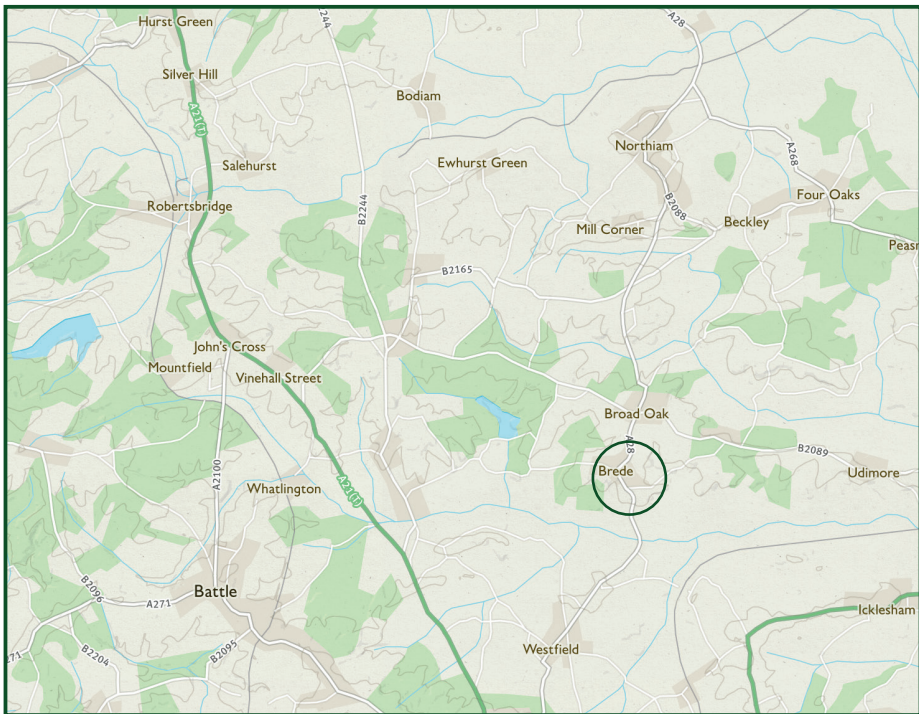
TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Traveling south on the A28, continue through Northiam and Broad Oak into Cackle St. Anvil Cottage will be found on the left, just past the entrance to Roselands Nursing Home.

What3Words (Location): ///bearable.crossword.directs

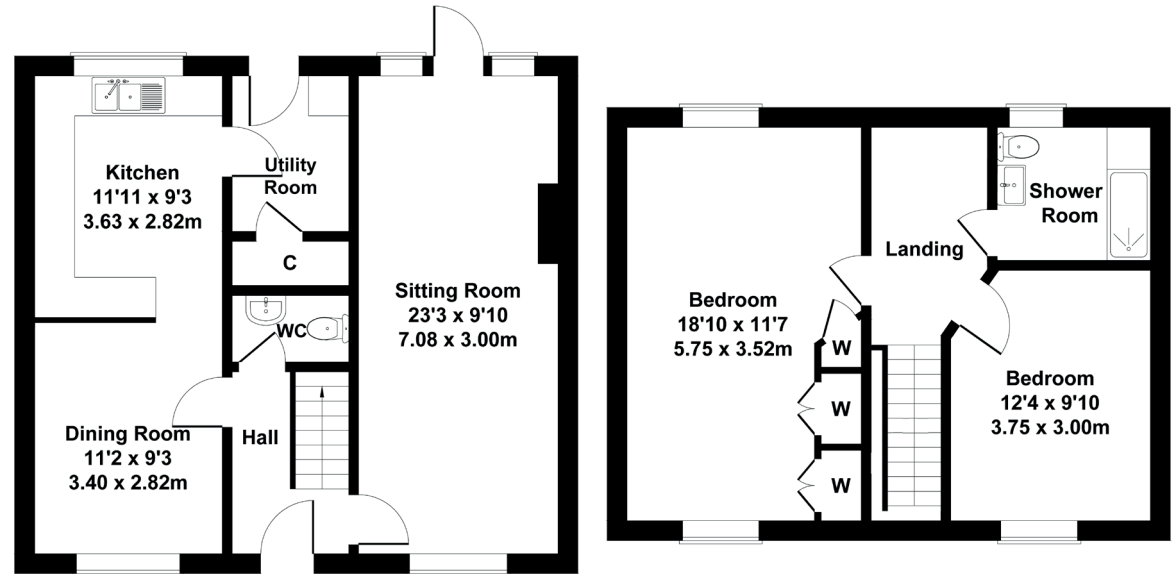
VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



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.

Anvil Cottage

Approximate Gross Internal Area
1109 sq ft - 103 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

Image Awaited

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