



Moloney
COUNTRY PROPERTY



ANVIL COTTAGE BREDE

CHURCH FARM BUNGALOW, BREDE, EAST SUSSEX. TN31 6EB

CHAIN FREE. A DETACHED 3 BEDROOM BUNGALOW OFFERING VERSATILE ACCOMMODATION LOCATED IN THE HEART OF THE VILLAGE. SITTING/DINING ROOM, KITCHEN, SEPARATE UTILITY ROOM, 2 BEDROOMS, BEDROOM 3/STUDY, BATH/SHOWER ROOM. OFF ROAD PARKING, GOOD SIZE REAR GARDEN. **GFCH.**

ACCOMMODATION LIST: ENTRANCE HALL, SITTING/DINING ROOM, KITCHEN, UTILITY ROOM, 3 BEDROOMS, BATH/SHOWER ROOM, SEPARATE WC. DRIVEWAY PROVIDING PARKING, FRONT GARDEN REAR GARDEN, GREEN HOUSE, GARDENERS PRIVY, GFCH.



Path to covered porch with obscure glazed front door with panel to side to:

ENTRANCE HALL: Wood effect laminate floor. Matching doors to all rooms.

SITTING/DINING ROOM: Two double glazed windows to the rear. Tiled fire surround inset with basket for open fire on tiled hearth. TV point. Wood laminate floor. Hatch through to the kitchen.

KITCHEN: Double glazed window enjoying views over the rear garden. Fitted with range of wood effect base and wall units with roll edge laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Gas hob with the Zanussi electric oven below. Space for dishwasher, space for fridge freezer. Airing cupboard with slatted shelves. Door to:

UTILITY ROOM: Double glazed window to the rear, wooden door to the side. Base unit with wooden drainer over, butlers ceramic sink, tiled splashbacks. Plumbing for washing machine with space for tumble dryer above. Cloaks hooks. Tiled floor. Potterton gas boiler.

BEDROOM ONE: Double glazed window to the front.

BEDROOM TWO: Double glazed window to the front. Wood effect laminate floor. TV point Wardrobe cupboard.

GUIDE PRICE £495,000



BEDROOM THREE/STUDY: Double glazed window to the front. Wood effect laminate floor Wardrobe cupboard.

BATH & SHOWER ROOM: Obscure double glazed window to the side. Fitted with white suite comprising pedestal hand basin, panelled bath set into tiled surround & fully tiled corner shower cubicle. Wood effect laminate floor.

SEPARATE WC: Window to the side. Fitted with white WC.

OUTSIDE: The property is approached from the road over driveway providing parking for three vehicles with area of lawn to the front, timber garden store. Hedged front boundary inset with pedestrian gate with pathway to the door. The rear garden is of good size, mainly laid to lawn with small, paved patio area, second timber garden shed. Steps give access to the back door with door alongside to the gardener's privy. Outside lights outside tap.

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

FLOOR AREA: 102 m² (1,098 ft²) Approx.

EPC RATING: 'F'

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.

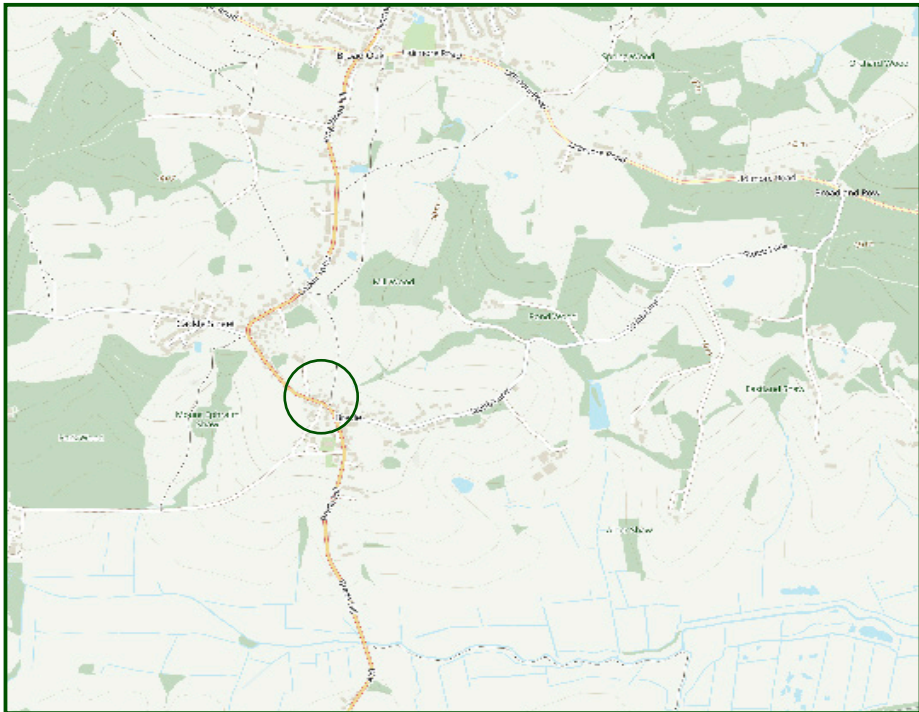
The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

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

What3Words (Location): ///lollipop.observe.flushes

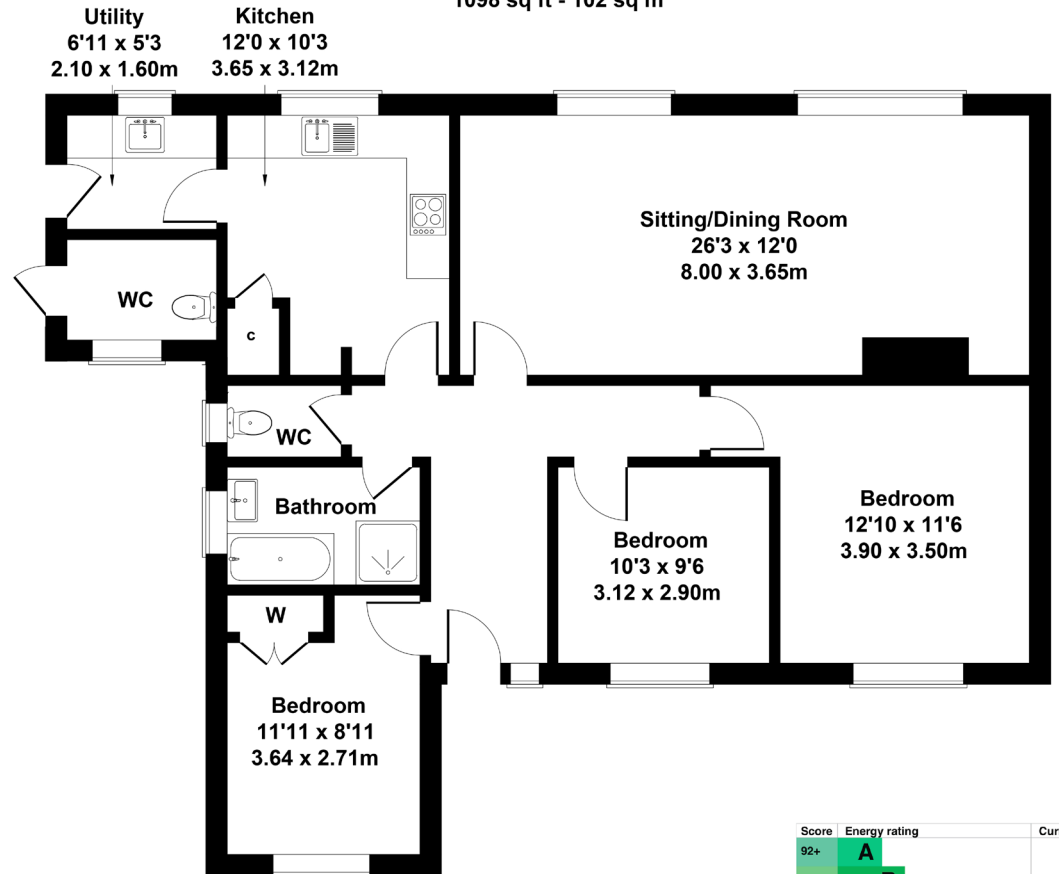
VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.





Church Farm Bungalow

Approximate Gross Internal Area
1098 sq ft - 102 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		66 D
39-54	E		
21-38	F	33 F	
1-20	G		

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.

MOLONEYCOUNTRYPROPERTY.COM

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