



**Moloney**  
COUNTRY PROPERTY



## FAIRLANDS, 7 POTTERY CLOSE, BREDE, EAST SUSSEX.TN31 6HE

A SPACIOUS, WELL PRESENTED 2/3 BED CHALET HOUSE OFFERING VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS, INCLUDING ENTRANCE HALL, SITTING ROOM, DINING ROOM/BEDROOM 3 WITH ADJOINING CONSERVATORY, LARGE KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, DOUBLE BEDROOM AND BATHROOM ON THE GROUND FLOOR ALONG WITH A FIRST FLOOR DOUBLE BEDROOM AND EN-SUITE CLOAKROOM. INTEGRAL GARAGE CURRENTLY USED AS HOME OFFICE/STORE, ORP FOR FOUR VEHICLES, FRONT GARDEN, LEVEL REAR GARDEN WITH TERRACE. GFCH.

ACCOMMODATION LIST: PORCH, ENTRANCE HALL, SITTING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, DINING ROOM/BEDROOM 3, CONSERVATORY, BEDROOM, BATH/SHOWER ROOM, FIRST FLOOR BEDROOM WITH EN-SUITE CLOAKROOM. INTEGRAL GARAGE USED AS STUDY/OFFICE & STORE, 2 DRIVEWAYS PROVIDING PARKING, CARPORT. FRONT & REAR GARDENS. GFCH.



**PORCH:** Door to the front, tiled floor, door to:

**ENTRANCE HALL:** Stairs to the first floor with under stairs cupboard. Airing cupboard. Solid wood floor. Coved ceiling.

**SITTING ROOM:** A light and airy double aspect room with bay window to the front, two further windows to the side, both with shutters. Feature wooden fire surround with tiled slips, inset with real flame gas fire. Carpeted floor. TV point. Wall light points.

**KITCHEN /BREAKFAST ROOM:** Window to the rear enjoying views over the garden. Fitted with range of white base and wall units, with laminate worktop over, inset with 11/2 bowl ceramic sink. Cooker point with extractor over. Tiled floor, part tiled walls. Floor standing Ideal gas boiler. Shelved larder cupboard. Coved ceiling. Fluorescent tube & spot lighting. Part glazed door with step down to:

**UTILITY ROOM:** Double aspect with windows and doors to the front and rear. Tiled floor. Fitted with range of base and wall cupboards to match the kitchen, worktop over, space and plumbing for dishwasher and washing machine.



**GUIDE PRICE £495,000**



**DINING ROOM/BEDROOM:** Wooden floor. Coved ceiling. Double doors to:

**CONSERVATORY:** Double doors leading out to the side terrace, windows to 3 sides enjoying views over the rear garden. Tiled floor. Wall light points.

**BEDROOM:** Window to the front. Built in wardrobe cupboards with hanging rails and shelves.

**BATH/SHOWER ROOM:** Obscure glazed window to the rear. Fitted with a modern white suite comprising WC, panelled bath with mixer tap and hand-held shower over, pedestal hand basin & tiled, corner shower cubicle with Mira electric shower. Tiled walls and floor. White ladder style heated towel rail.

**STAIRS TO THE FIRST FLOOR:** Wooden handrail and balustrade. Opening to:

**BEDROOM:** Large dormer window to the front. Range of wall to wall built in wardrobe cupboards. Eaves storage cupboard. Double doors to:

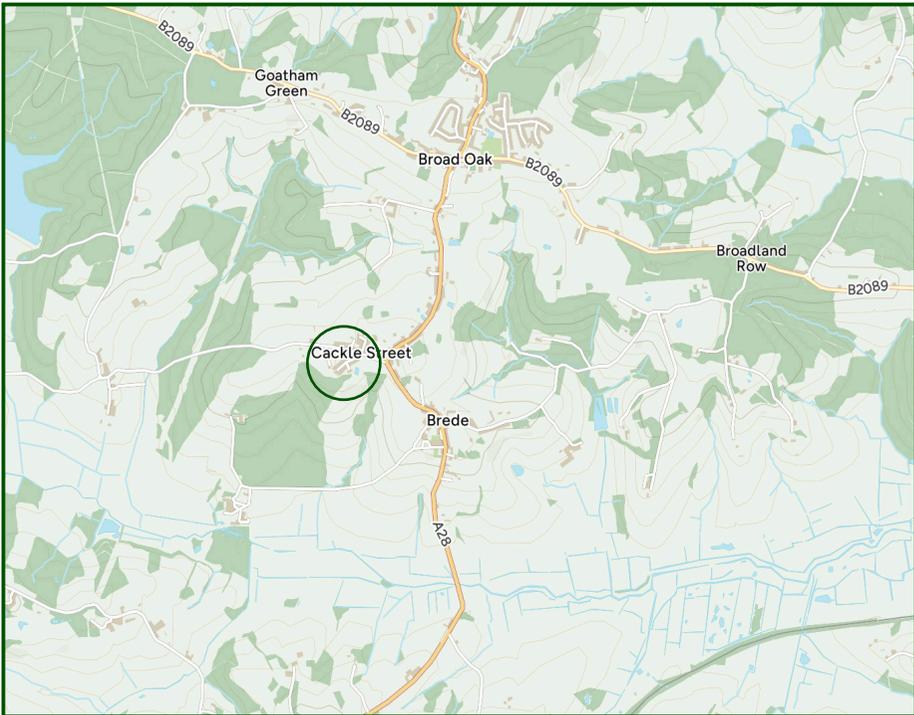
**EN-SUITE CLOAKROOM:** Window to the rear. Fitted with white suite comprising WC & pedestal hand basin. Part tiled walls, tiled floor. Eaves storage cupboard.

\* Agents Note: There is space to install a shower if required.



**OUTSIDE:** The property is approached from the road over a block paved driveway providing parking for 4 vehicles and giving access to the integral garage with remote controlled door to the front & personal door to the side, light and power connected, (the garage is currently used as a home office with store but could be reverted back to garage if required). A 2nd narrow drive to the left leads to a car port and on to the rear garden. The front garden is laid to a small area of level lawn with planted beds and borders. A gated path leads to the fully enclosed rear garden, which enjoys a paved terrace for al-fresco dining and an area of level lawn with mature planted beds. Two timber garden sheds.





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.

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

**FLOOR AREA:** 154 m<sup>2</sup> (1,658ft<sup>2</sup>) incl. garage.

**EPC RATING:** 'D'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND:** 'D'

**TENURE:** Freehold

**TRANSPORT LINKS:** For the commuter, Etchingham 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:** Travelling towards Hastings on the A28, continue over the Broad Oak crossroads on to Cackle St. Turn right into Pottery Lane and first left into Pottery Close, No 7 will be found on the right near the end of the cul-de-sac.

**What3Words (Location):** [///pretty.greet.cartoons](https://www.what3words.com/pretty.greet.cartoons)

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

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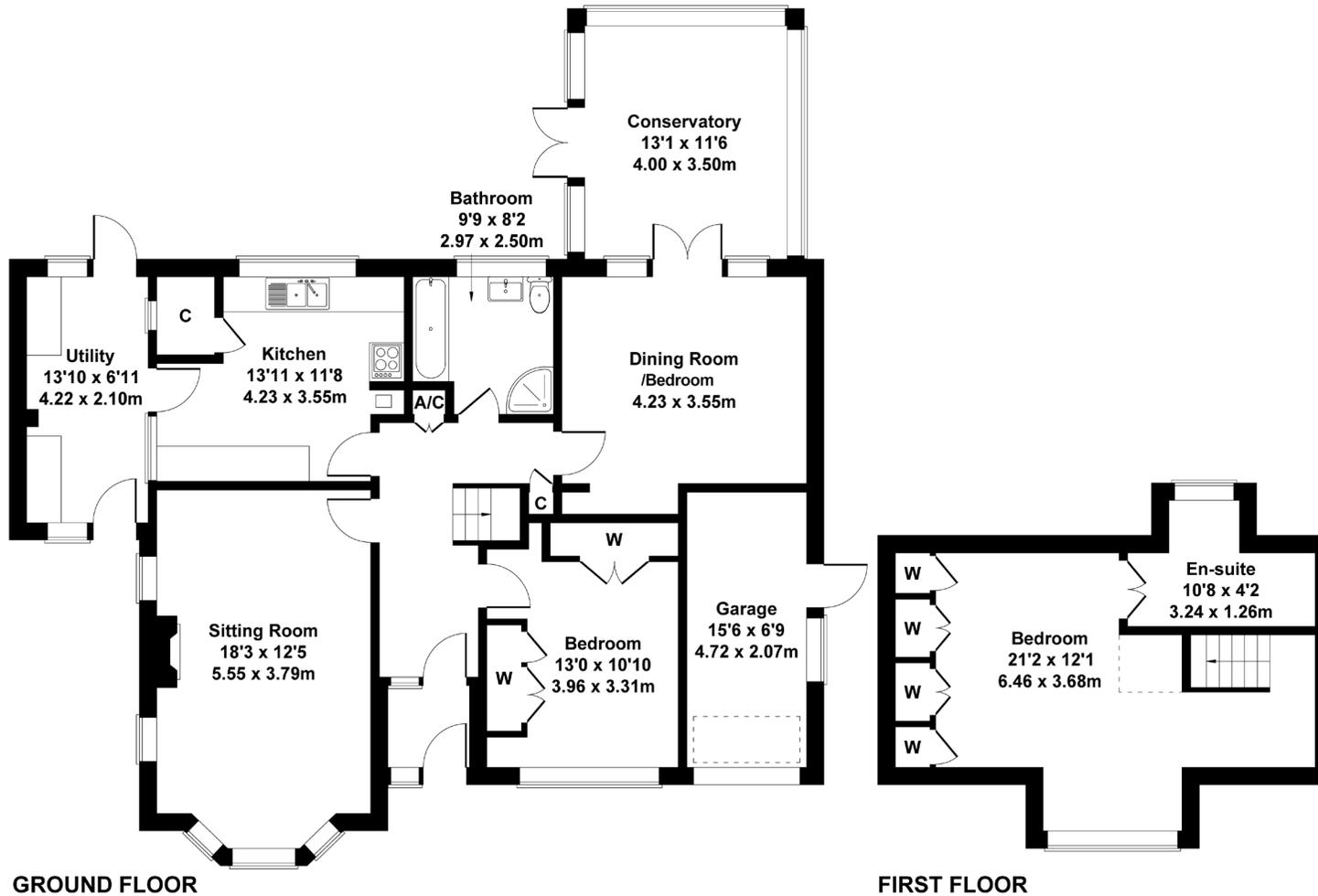
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

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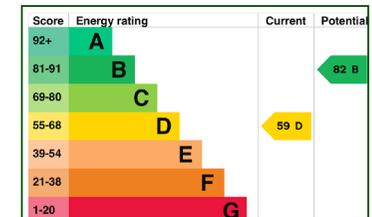
**TELEPHONE: 01797 253000 or 01580 212828**

# Fairlands

Approximate Gross Internal Area  
1658 sq ft - 154 sq m



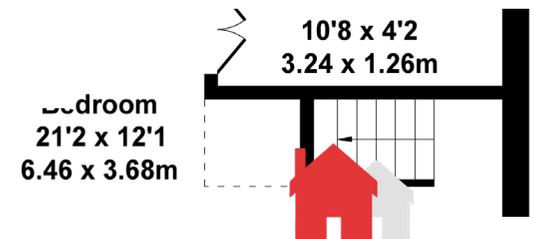
Not to Scale  
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