

RUSH
WITT &
WILSON



Lyndwood Main Street, Peasmash, East Sussex TN31 6UL
Price Guide £679,950

Rush Witt & Wilson are pleased to offer an exceptionally well presented modern detached house with the benefit with an adjoining paddock. The well proportioned a versatile accommodation is arranged over two floors and comprises living room, kitchen/dining room, ground floor bedroom/family room, shower room. There are two first floor bedrooms, one with an en-suite bathroom and a further cloakroom/wc. Integral garage with utility area, parking to the front for several vehicles, established garden to the rear with gate leading into a paddock.

For further information and to arrange a viewing please call our Rye office on 01797 224000.



Reception Hallway

A generous hallway with stairs rising to the first floor, space for a possible study area, built in double cupboard, further cupboard providing hanging and shelved storage, personal door to garage, doors off to the following:

Living Room

17'7" x 12'9" (5.37m x 3.89m)

Box bay window to the front.

Bedroom/Family Room

12'11" x 10'5" (3.95m x 3.19m)

Double aspect with double doors to the rear leading onto the terrace and garden and window to side, currently used as a family room/snug but ideal as a ground floor bedroom if required.

Shower Room

8'8" x 3'11" (2.66m x 1.21m)

Window to side, large shower cubicle , wash hand basin, low level wc, heated towel rail, tiled floor.

Kitchen/Dining Room

24'1" x 12'3" (7.35m x 3.75m)

The kitchen area is extensively fitted with a range of modern wall and base mounted units, complementing solid work surface with inset sink, inset induction hob with extractor over, upright unit housing fridge/freezer, further unit housing twin oven and microwave.

The dining area has a vaulted ceiling, windows to the rear, double doors to the side opening onto the terrace and garden.

First Floor

Landing

Skylight, recessed study area, doors off to the following:

Bedroom

15'1" x 13'7" (4.6m x 4.15m)

Window to front, built in wardrobes, access to useful eaves storage.

En-Suite Bathroom

8'7" x 6'11" (2.63m x 2.13m)

Skylight to the side, a modern white suite comprising panel enclosed bath with mixer tap and shower attachment, separate shower cubicle, contemporary style suspended wash basin, low level wc., heated towel rail.

Bedroom

13'6" x 13'6" (4.13m x 4.12m)

Double aspect with window to rear, skylight to side, built in wardrobes, access to loft space.

Cloakroom/WC

7'0" x 3'8" (2.14m x 1.13m)

Skylight to side, wash hand basin, low level wc, tiled floor.

Outside

Front Garden

The gardens and grounds are a particular feature to this property, double gates to the front open to a brick paved driveway and hardstanding providing off road parking for several vehicles leading to the integral garage, gated paths to either side of the property leading onto the rear terrace.

Rear Garden

Terrace leading onto an area of sloping lawned garden containing a variety of trees and shrubs as well as established beds, at the end of the garden a five bar gate leads into a paddock. In all, the gardens and ground are thought to extend to approx. 0.8 acres.

Garage

21'1" x 9'5" (6.45m x 2.89m)

Window to side, remotely controlled door to the front, utility area with worksurface with inset sink, cupboards beneath, space and plumbing for washing machine, wall mounted boiler.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - E



GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	86
(81-91) B	77
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	





**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk