

**RUSH
WITT &
WILSON**



2 Lea Close, Brede, East Sussex TN316FW
Guide Price £425,000

Rush Witt & Wilson are pleased to offer a modern detached house forming part of small development just off Cackle Street in the heart of Brede. The well presented accommodation is arranged over two floors comprising modern kitchen/breakfast room, double aspect living/dining room with access to the rear garden, ground floor cloakroom, three first floor bedrooms, one with an en suite shower room and a family bathroom. There is a detached garage and further parking to the front, the rear garden is designed for ease of maintenance being predominately paved.

This small development of just three houses is located in the heart of Brede, a popular village which together with neighbouring Broad Oak offers a range of daily amenities to include a general store, public houses/restaurants, bakery, doctors' surgery and an active community hall which also hosts the weekly farmers' market.

Further shopping, sporting and recreational facilities can be found in the nearby towns of Rye, Hastings and Battle, all with railway stations allowing access to London and via Ashford connecting services to continental Europe.

For further information or to arrange a viewing please contact our Rye Office 01797 224000.



Hallway

6'4 x 19'3 (1.93m x 5.87m)

Cloakroom/WC

6'4 x 19'3 (1.93m x 5.87m)

Kitchen/Breakfast Room

10'8 x 15'6 (3.25m x 4.72m)

Living/Dining Room

17'5 x 11'3 (5.31m x 3.43m)

First Floor**Landing**

10'8 x 3'2 (3.25m x 0.97m)

Bedroom

10'1 x 11'2 (3.07m x 3.40m)

En-Suite Shower Room

6'4 x 6' (1.93m x 1.83m)

Bedroom

10'8 x 9'1 (3.25m x 2.77m)

Bedroom

6'11 x 11'3 (2.11m x 3.43m)

Bathroom

6'3 x 7'5 (1.91m x 2.26m)

Detached Garage**Agents Note**

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract,

nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

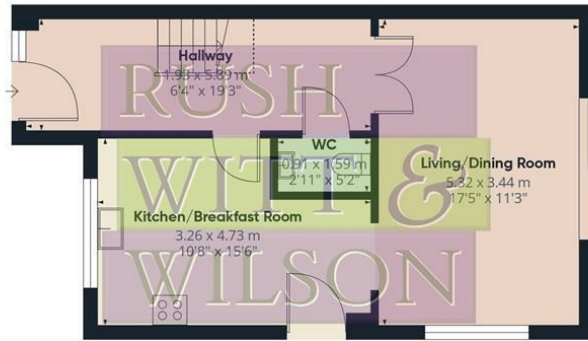
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





Floor 0



Floor 1



Approximate total area^m

86.6 m²
932 ft²

Reduced headroom

0.9 m²
9 ft²

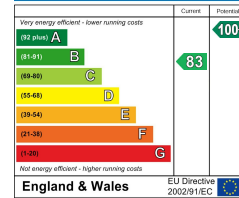
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

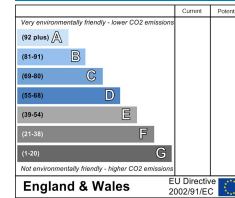
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

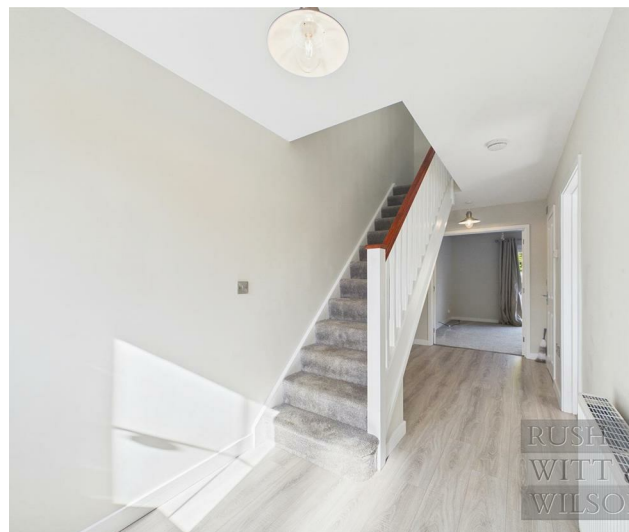
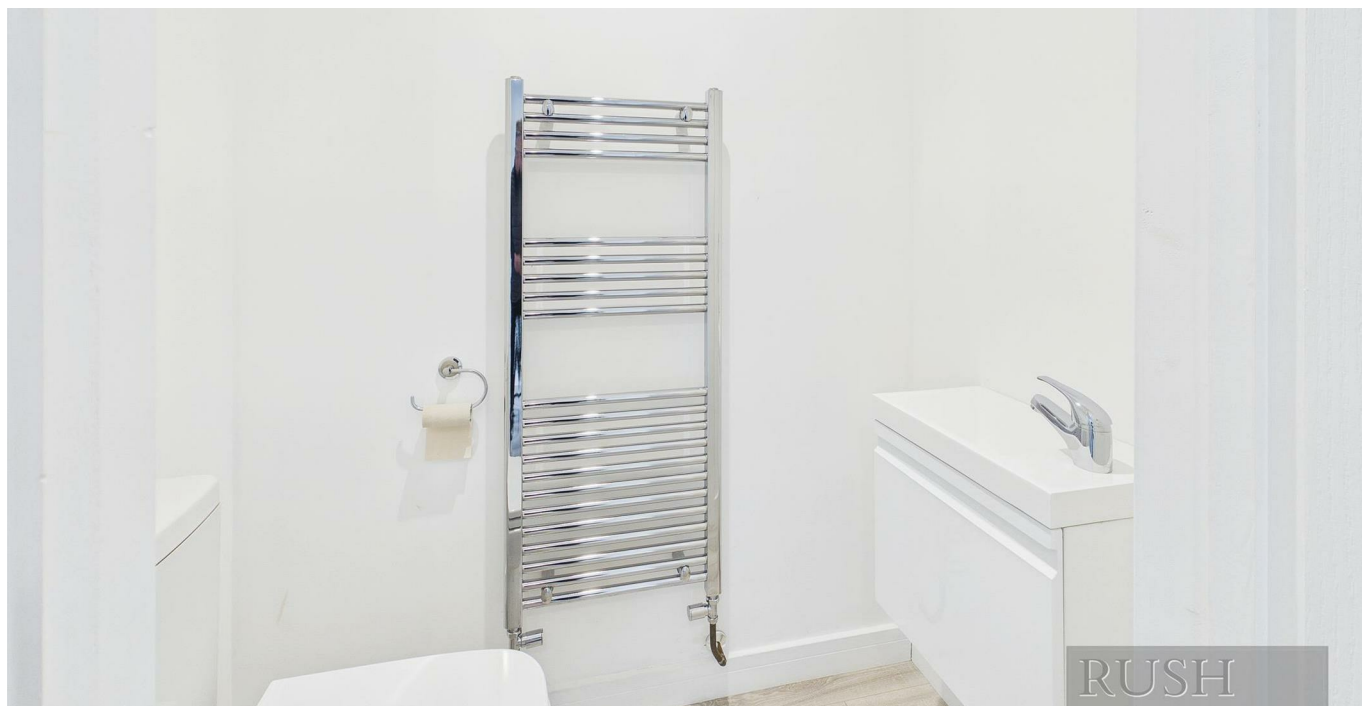
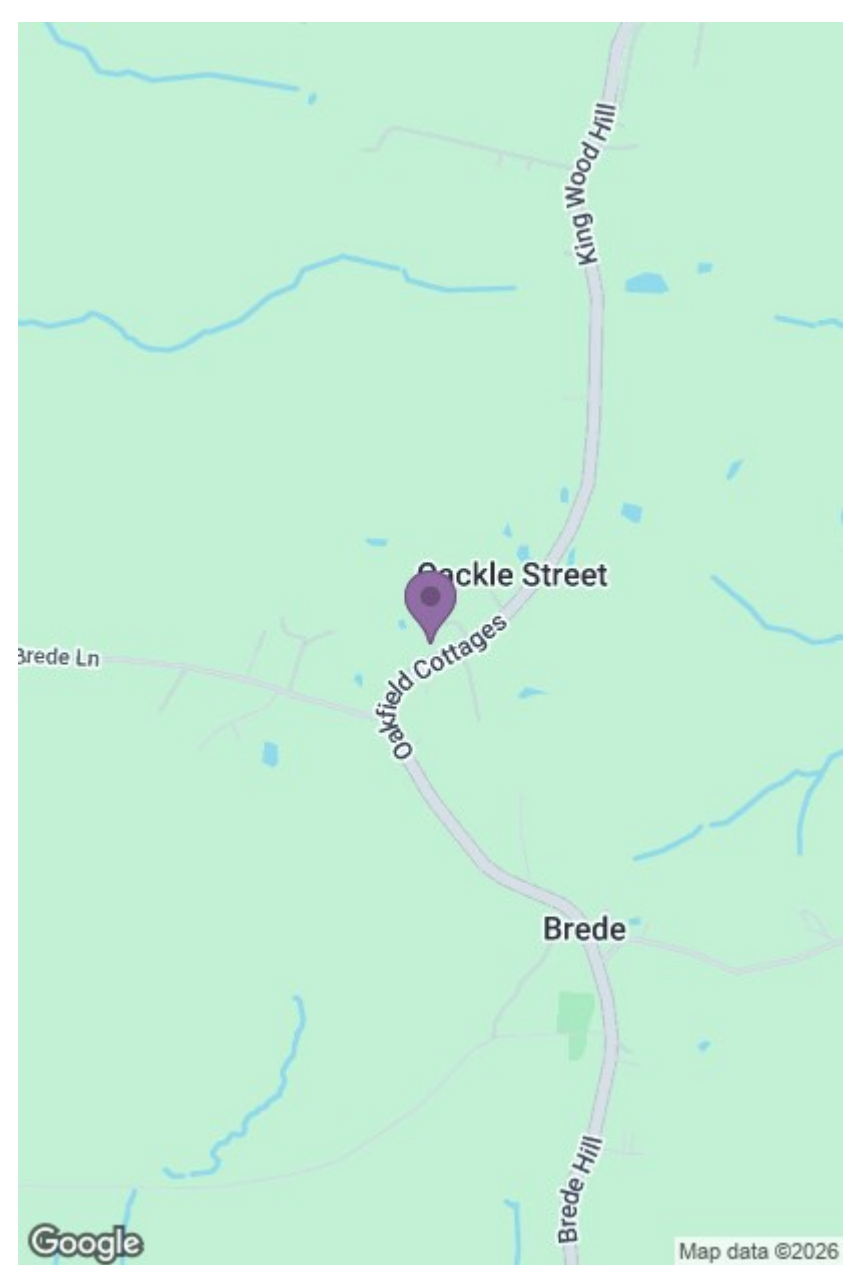
GIRAFFE 360

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





**RUSH
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