

**RUSH
WITT &
WILSON**



**The Old Post Office Main Street, Peasmarsh, East Sussex TN31 6YA
Guide Price £249,950**

Rush Witt & Wilson are pleased to offer an attached village home.

Accommodation is arranged over two floors and comprises living / dining room, kitchen, two bedrooms and bathroom.

Garden extends to the side. Hardstanding to the front and a further parking space off the lane to the side..

Offered CHAIN FREE.

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

Locality

Situated in the heart of Peasmarch, a popular Sussex village, located just north of the ancient Cinque Port town of Rye.

The village amenities include a supermarket with post office and coffee shop, primary school, public houses/restaurants, recreational field/play area and an active community hall.

Rye is only a short drive away and offers a bustling town centre with a wide range of specialist and general retail stores as well as many historic inns and restaurants alongside contemporary wine bars and eateries. The town also boasts the famous cobbled citadel, working quayside, weekly general and farmer's markets, railway station with access to the City of Brighton in the West and to Ashford where there are connecting services to the Capital and Continental Europe.

The relatively close proximity to the coast is an attraction, Rye Bay is made up of the famous Camber Sands and miles of open shingle beach which extends from a nature reserve at Rye Harbour to the cliffs at Fairlight.

Living / Dining Room

13'9" x 10'4" (4.20 x 3.16)

Window and door to the front.

Kitchen

13'1" x 12'4" (4 x 3.76)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cabinets. Complementing work tops with inset ceramic sink, space for freestanding appliances. Inset gas hob with oven beneath. Integrated fridge and further upright storage unit. Wall mounted boiler. Door to side opening to garden.

First Floor Landing

Stairs rise from the kitchen. Radiator. Access to loft space.

Bedroom

13'8" x 7'6" (4.17 x 2.29)

Window to the front. Radiator.

Bedroom

13'9" x 6'8" (4.21 x 2.04)

Window to the rear. Radiator. Over-stairs cupboard.

Bathroom

7'4" x 6'6" (2.26 x 2)

Fitted with a modern white suite comprising panelled bath, low level wc and wash basin. Separate shower cubicle. Radiator. Window to the side.

Outside

Garden to the side of the property accessed from the kitchen with pedestrian gate to the front. Laid predominantly to lawn.

Parking Space

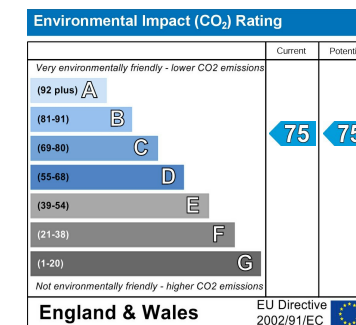
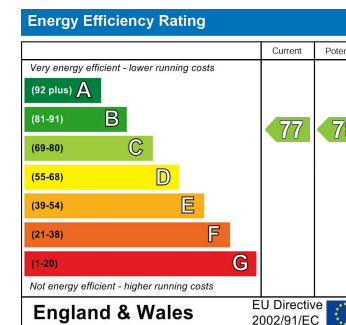
There is a hardstanding to the front and a parking space on the opposite side of the unmade lane to the side.

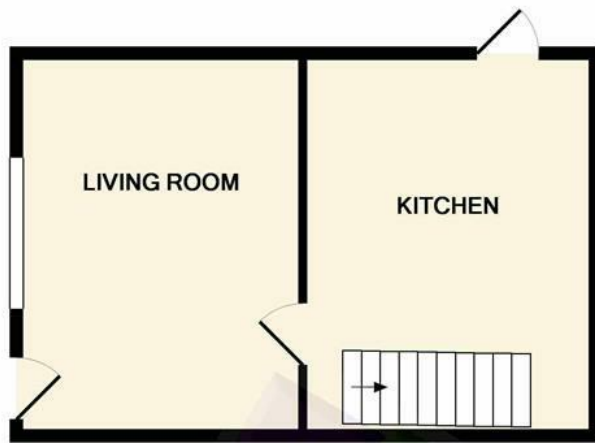
Agents Notes

None of the services or appliances mentioned in these

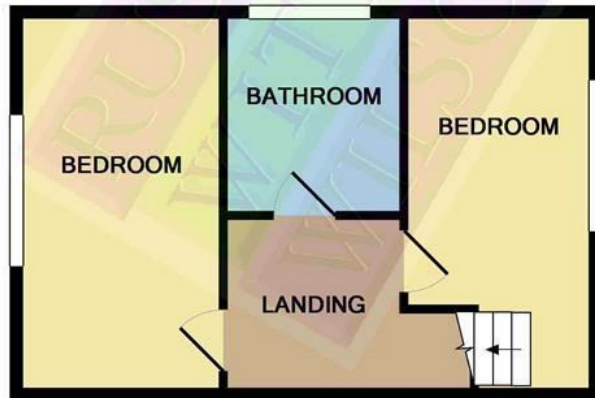
sale particulars have been tested.

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.





GROUND FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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