

RUSH  
WITT &  
WILSON

WILSON

FOR SALE

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[rushwittwilson.co.uk](http://rushwittwilson.co.uk)



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

Rush Witt & Wilson are pleased to offer a modern detached house forming part of small development just off Cackle Street in the heard 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.

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



## Locality

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.

## Entrance Porch

Front door opening to:

## Reception Hallway

Stairs to first floor.

## Cloakroom

5'3 x 2'11 (1.60m x 0.89m)

Wash hand basin, low level wc.

## Living/Dining Room

17'7 x 11'4 (5.36m x 3.45m)

Light and airy double aspect room with window to the side, sliding doors to the rear leading to garden, open doorway to:

## Kitchen/Breakfast Room

15'7 x 10'9 (4.75m x 3.28m )

Window to front, extensively fitted with a range of modern cupboard and drawer base units, matching wall mounted cabinets, integrated dishwasher, integral washing machine, upright unit housing fridge and freezer, further upright unit with eye level oven, complimenting worktop with inset sink and inset four burner gas hob, wall mounted gas fired boiler, door to the side.

## First Floor

### Landing

Access to loft space and deep cupboard housing hot water cylinder.

## Bedroom

11'4 x 10'2 (3.45m x 3.10m)

Window to the rear.

## En-Suite Shower Room

6'5 x 3'2 (1.96m x 0.97m )

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

## Bedroom

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

Window to the rear.

## Bedroom

10'9 x 9'2 (3.28m x 2.79m)

Window to the front, built-in wardrobe.

## Bathroom

7'6 x 6'5 (2.29m x 1.96m)

Window to front, white suite comprising a deep double ended panelled bath with centre mounted tap, contemporary wash hand basin and low level wc, heated towel rail, shelved linen cupboard.

## Outside

### Front of Property

The property is approached by way of a shared drive which leads to the hardstanding providing off road parking for two cars and access to a detached garage.

### Detached Garage

Double doors to the front, personal door to the rear.

### Rear Garden

Designed for ease of maintenance being predominately paved with a raised border around containing a variety of shrubs and plants.

### 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).

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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>



## GROUND FLOOR

## 1ST FLOOR



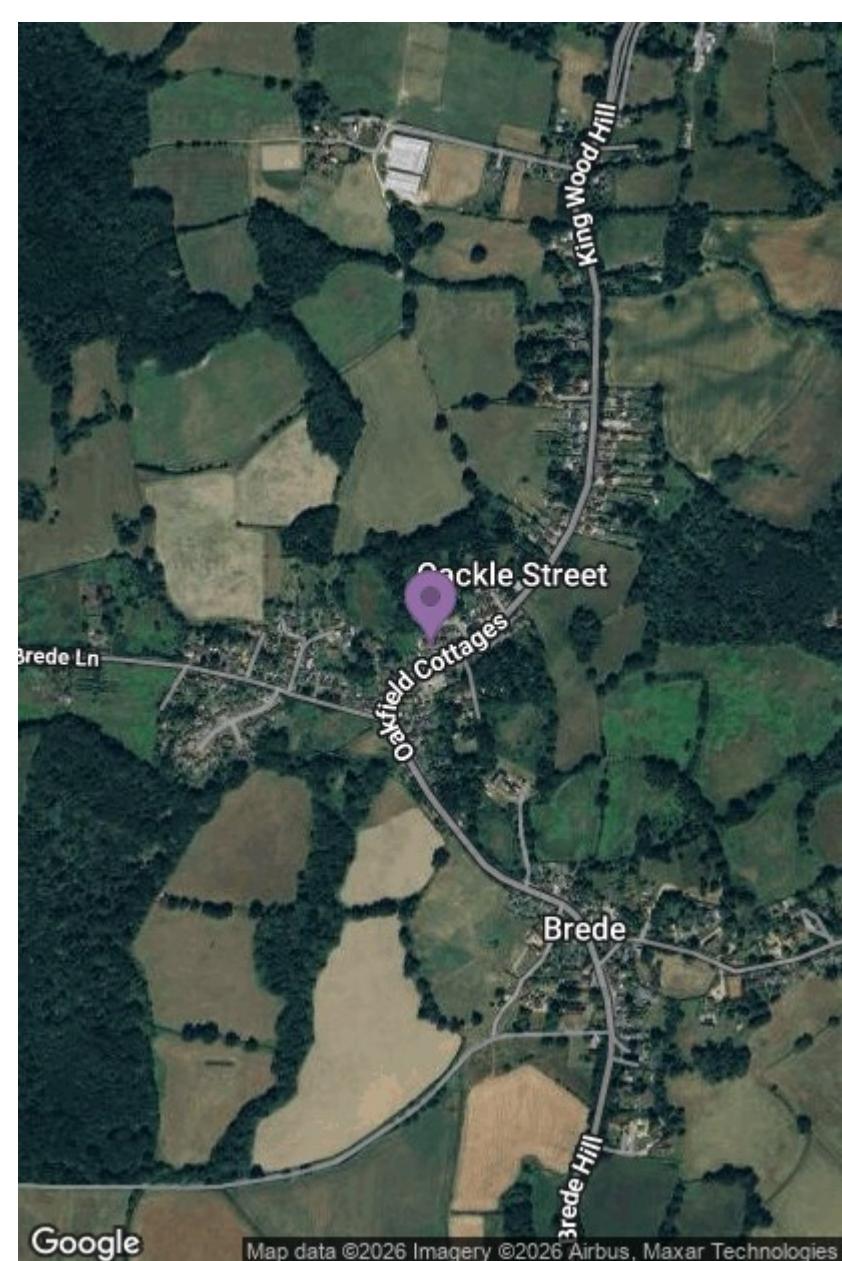
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100
(81-91)	B	83
(70-80)	C	
(55-64)	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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-64)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





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