

**RUSH  
WITT &  
WILSON**



**2 Cocklands Main Street, Peasmarsh, Rye, East Sussex TN31 6YD  
Guide Price £400,000 Freehold**

**Rush Witt & Wilson are pleased to offer a unique attached cottage boasting charm and character as well as spacious and versatile accommodation that will appeal to a variety of buyers, considered equally suitable as a main residence, second home or investment purchase.**

**The accommodation is arranged over two floors, comprising a generous double aspect living/dining room, modern kitchen and bathroom on the ground floor, on the first floor there is a master suite with bedroom, shower room and dressing area, two further double bedrooms.**

**There is a good side garden enjoying a southerly aspect with a small out building, garage and summerhouse/studio. The property is being offered chain free, for further information and to arrange a viewing, please contact our Rye office on 01797 224000.**



**Locality**

The Property is situated in the heart of the village only a short walk from the primary school and one of the public houses/restaurants, further village facilities include a supermarket with post office and coffee shop, village hall, recreational field and play area.

Rye with its bustling Town Centre is only a short drive away and provides a wide range of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries, the Town also boasts the famous cobbled Citadel, working quayside, weekly farmers / general markets and a railway station which allows access to Brighton in the west and to Ashford where there are connecting high speed services to London.

Families will enjoy the relatively close proximity to the coast, the Rye bay being made up of famous Camber Sands and to miles of open shingle beach which extend from the cliffs at Fairlight to a nature reserve at Rye Harbour.

**Entrance Hall**

Door and window to the side.

**Living/Dining Room**

32'1 x 11'10 (9.78m x 3.61m)  
Window to the side, window and double doors to the rear with views and access onto the garden, impressive fireplace with exposed brick chimney breast, log storage area and display shelving to the side, stairs rising to the first floor.

**Kitchen**

14'2 x 10'4 max (4.32m x 3.15m max)  
Double aspect with window to the side, window and door to the rear, fitted with a range of cupboard and drawer base units and contrasting wall mounted glazed cabinets, worktop with inset sink, space and plumbing for dishwasher, washing machine and fridge.

**Bathroom**

11'10 x 5'10 (3.61m x 1.78m)  
A white suite comprising panel enclosed bath with shower and screen over, low level wc, pedestal wash hand basin with

built in units around and illuminated vanity mirror over, built in cupboard.

**First Floor**

**Landing**

Doors off to the following:

**Bedroom**

11'6 x 10'2 (3.51m x 3.10m)  
Window to the rear.

**Shower Room**

7'10 x 3'10 (2.39m x 1.17m)  
Shower cubicle, vanity unit/wash hand basin, low level wc, generous tiling, skylight to the side.

**Dressing Area/Study**

11'9 x 7'0 (3.58m x 2.13m)  
Window to the rear, built in cupboard.

**Bedroom**

12'1 x 11'9 (3.68m x 3.58m)  
Double aspect with window to the side and two windows to the rear.

**Bedroom**

10'3 x 7'6 (3.12m x 2.29m)  
Window to the side, built in airing cupboard housing the gas fired boiler.

**Outside**

**Front Garden**

The property is accessed via a shared driveway leading to a hardstanding and garage.

**Garage**

15'5 x 13'1 (4.70m x 3.99m)  
Up and over door to the front, personal door to the side, power and light connected.

**Rear Garden**

A good size terrace abuts the rear of the property with steps rising to a lawned garden bordered by established beds

containing a variety of shrubs and seasonal flowers, number of mature trees.

**Summerhouse/Studio**

11'5 x 9'8 (3.48m x 2.95m)  
Considered an ideal recreational space or work from home

**Outbuilding**

14'0 x 3'10 (4.27m x 1.17m)  
Door and window to the side, power and light connected.

**Agents Note**

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

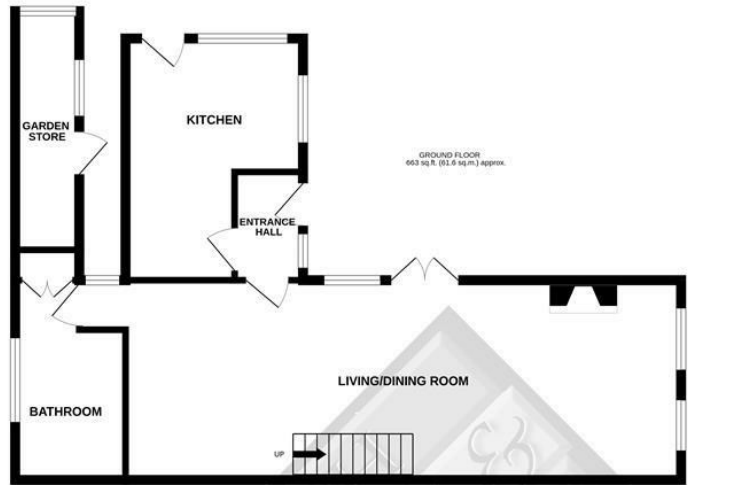
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

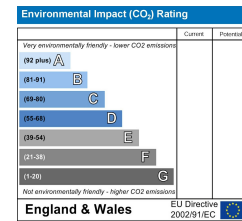
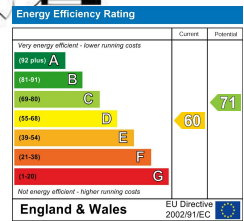
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

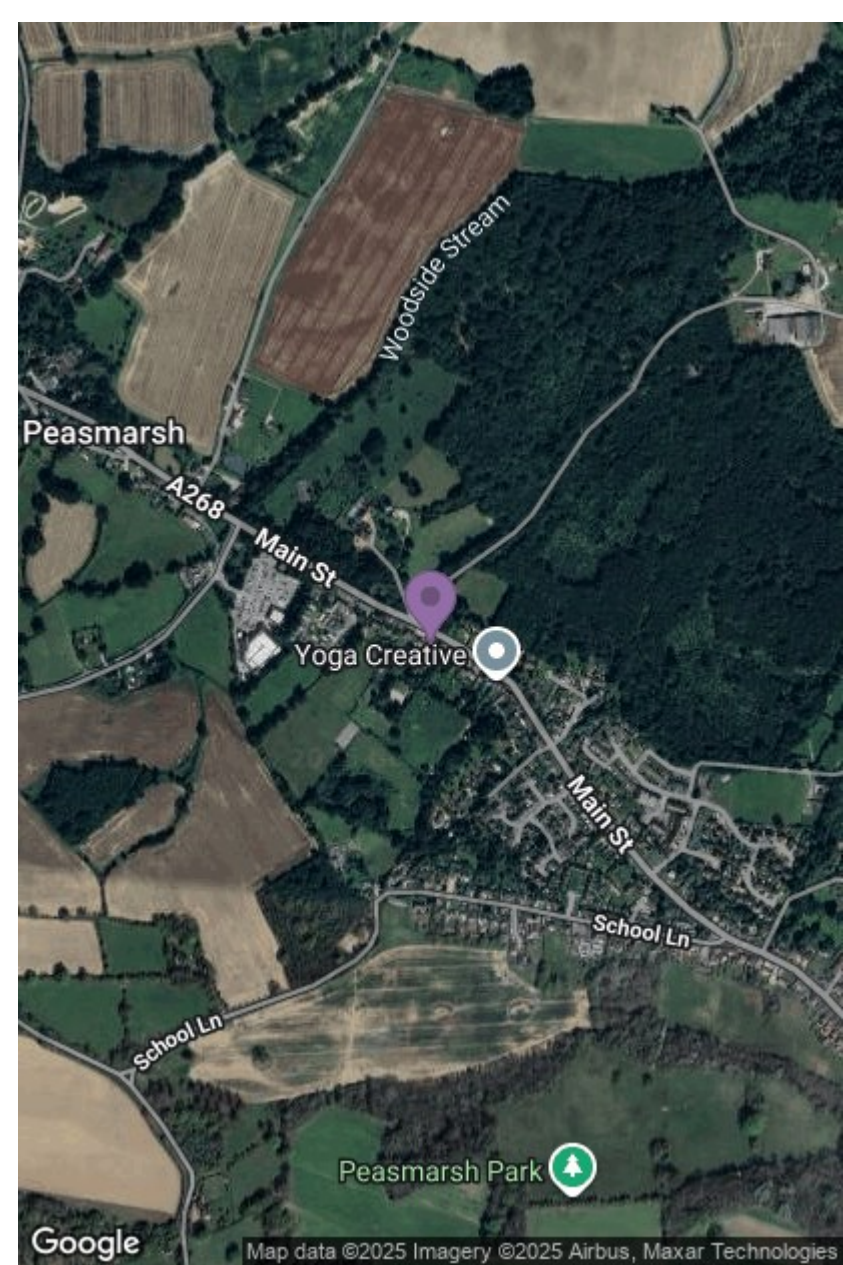




TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

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.  
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