

**RUSH
WITT &
WILSON**



1 Furnace Cottages Furnace Lane, Rye, TN31 6ET
Guide Price £475,000 Freehold

Rush Witt & Wilson are pleased to offer a charming attached country cottage in a tucked away position just off of Furnace Lane.

The accommodation is arranged over two floors and comprises three bedrooms, bathroom, shower room, living room, small conservatory and kitchen.

There is a good size garden, predominantly to the front enjoying a southerly aspect.

The property is considered equally suitable as a main residence, second home or investment purchase.

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



Locality
The property is located in a tucked away location on the outskirts of Broad Oak, a popular Sussex village .

Broad Oak together with the adjoining village of Brede offers a general store, doctors surgery, bakery, public house/restaurant, primary school and active community hall.

The area primary towns are all readily accessible, these include the historic coastal town of Hastings, Abbey town of Battle, ancient cinque port of Rye and Tenterden.

The village is bordered by beautiful undulating countryside containing many places of general and historic interest.

Entrance Porch
Glazed panelled door to the front elevation, door through to:

Living Room
14'4 x 10'9 (4.37m x 3.28m)
Window to the front elevation, fireplace with inset log burner, exposed brick chimney breast with wooden mantel, display shelving to one side, door through to inner hallway, door through to:

Kitchen
10'8 x 9'10 (3.25m x 3.00m)
Fitted with a range of modern cupboard and drawer base units with matching wall mounted cupboards, upright unit housing fridge and freezer, complimenting worktop surface, inset sink with mixer tap, integral washing machine, integral dishwasher, inset ceramic hob with oven beneath and extractor canopy above, further upright larder cupboards, spiral staircase rising to the first floor, window to the rear elevation, stable door to the side elevation.

Inner Hallway
Doors off to the following:

Conservatory/Garden Room
9'10 x 6'6 (3.00m x 1.98m)
Windows and double doors to the front elevation, tiled floor.

Bedroom
10'11 x 10'2 max (3.33m x 3.10m max)
Double doors with views and access onto the terrace and garden.

Bedroom
8'10 x 8'4 (2.69m x 2.54m)
Window to the rear elevation, currently utilised as a dressing room containing a range of built in wardrobes and further storage.

Bathroom
9'8 x 6'11 (2.95m x 2.11m)
Window to the rear elevation, bath with shower over pedestal wash hand basin, low level wc, bidet, heated towel rail, built in shelved cupboard.

First Floor

Landing
Cupboard, doors off to the following:

Bedroom
12'8 x 7'9 (3.86m x 2.36m)
Window to the front elevation enjoying far reaching rural views, built in storage cupboard.

Shower Room
6'9 x 5'7 (2.06m x 1.70m)
Walk in shower cubicle, wash hand basin, low level wc, heated towel rail, floor standing water heater, skylight to the side elevation.

Outside
Front Garden
Shared driveway leading to a hard standing, area of gently sloaping lawned garden to the front with stepping stone footpath leading to the property, paved terrace a further decked area all enjoying a southerly aspect and extensive rural views, path extending to the side of the property leading to:

Rear Garden
Well established with well stocked beds and borders containing a variety of shrubs, plants and seasonal flowers, paved terrace abutting the rear of the property, timber garden store.

Agents Note
Council Tax Band - TBA

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.

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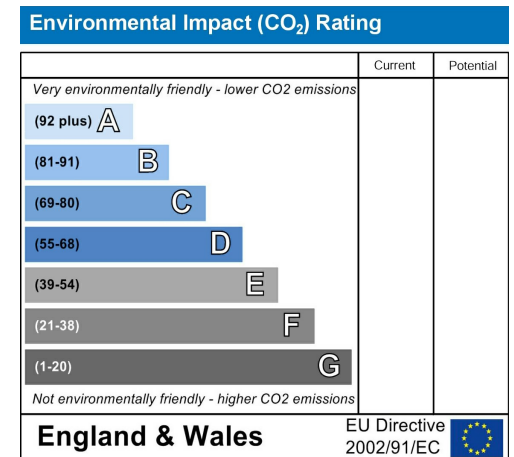
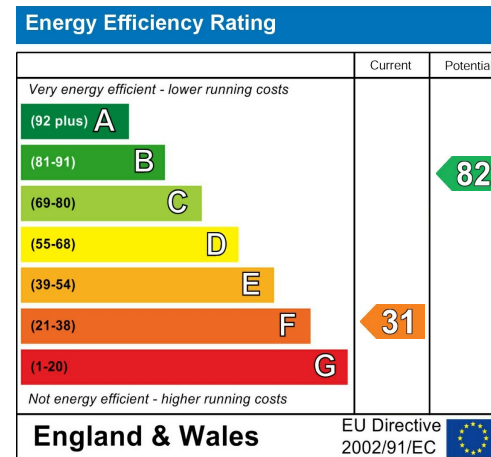
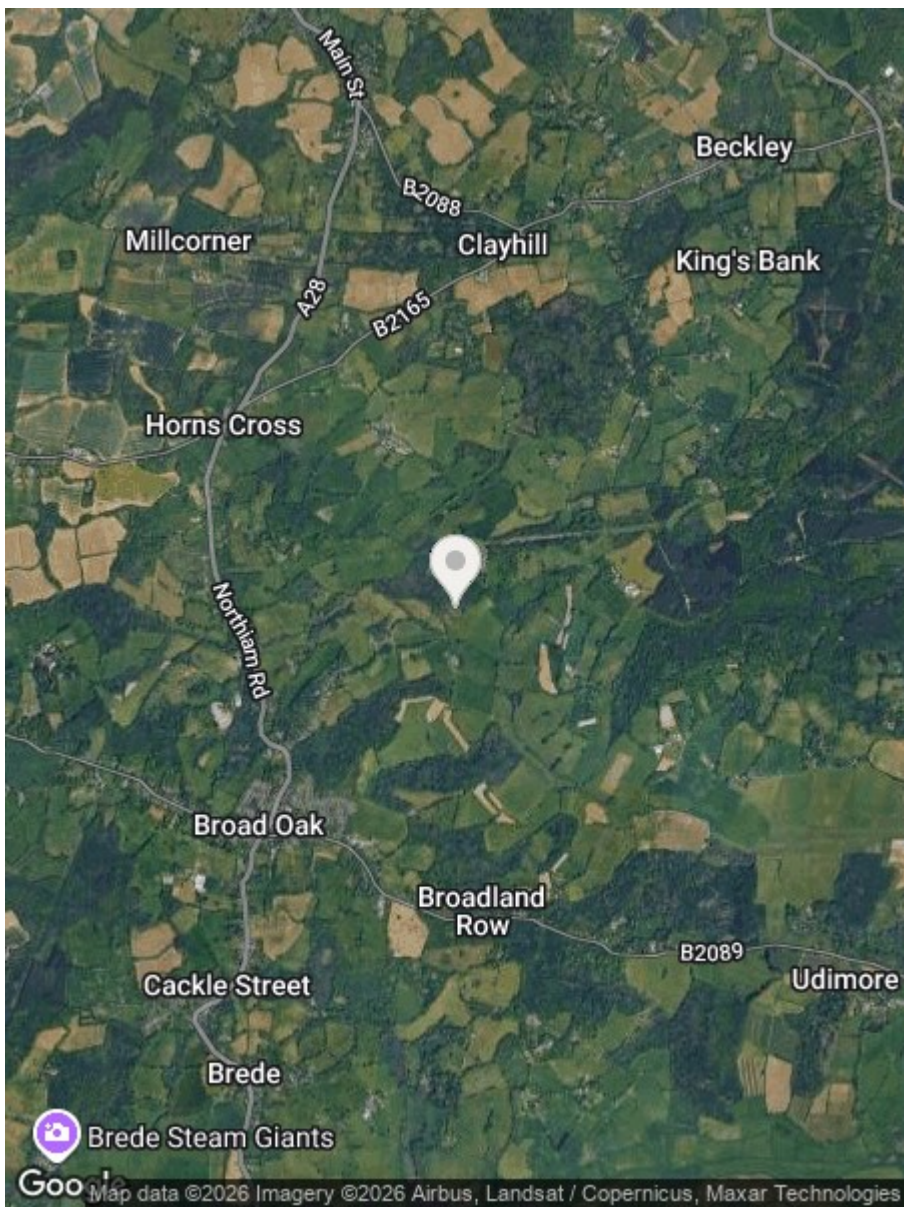
1ST FLOOR
175 sq.ft. (16.3 sq.m.) approx.

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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