

**RUSH
WITT &
WILSON**



50 Farleys Way, Peasmarsh, East Sussex TN31 6PZ
Guide Price £369,950

Rush Witt & Wilson are pleased to offer a well presented link detached home comprising three bedrooms, one with an en-suite shower room and family bathroom to the first floor. Living room and generous kitchen/dining room with access to the rear garden. There is an attached garage with off road parking for up to three vehicles, level garden enjoying a westerly aspect incorporating lawn and a decked terrace.

The property is being offered chain free.

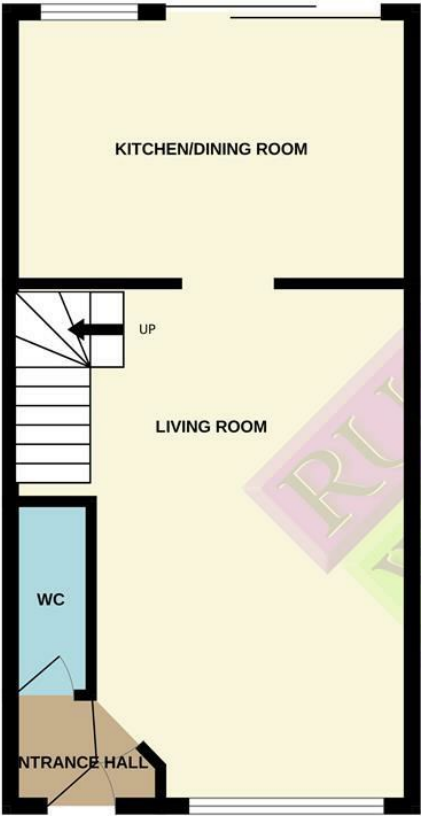
For further information and to arrange a viewing please contact our Rye Office 01797 224000.



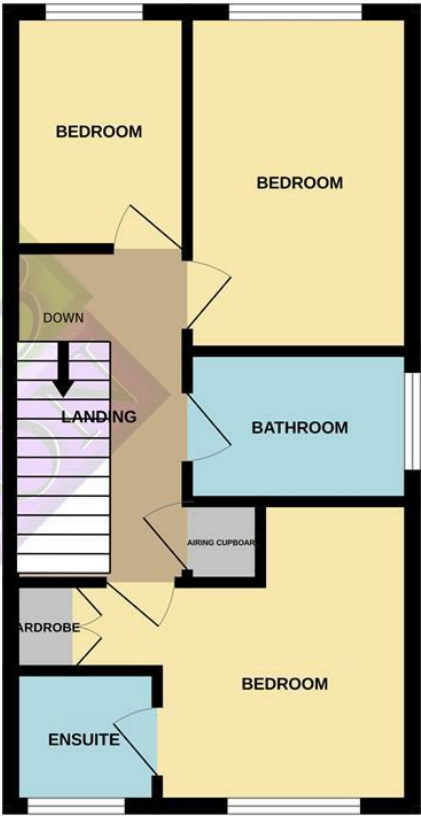
Locality Farleys Way can be found in the heart of the village only a short walk from the primary school and one of the public houses/restaurants. Peasmarsh offers further facilities including a supermarket with post office and coffee shop, petrol station village hall, recreational field and Flackley Ash hotel offering dining, gym and spa area.	Dining area with further built in units, sliding door opening to the garden.	relied upon for any other purpose.
	First Floor	Council Tax Band – D
	Landing Access to loft space with pull down ladder, doors off to the following:	A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.
	Bedroom 11'2 x 10'2 (3.40m x 3.10m) Window to the front.	
	En-Suite Shower Room 5'1 x 4'11 (1.55m x 1.50m) Shower cubicle, wash hand basin, low level wc.	If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.
	Bedroom 11'7 x 7'4 (3.53m x 2.24m) Window to the rear.	
	Bedroom 8'1 x 5'10 (2.46m x 1.78m) Window to the rear.	
	Bathroom 7'7 x 5'2 (2.31m x 1.57m) A white suite comprising low level wc, wash hand basin, panel enclosed bath, window to the side.	
	Outside	
	Attached Garage Up and over door, personal door to the rear.	
	Rear Garden Level lawned garden, decked terrace and covered area abutting the garage, gated pathway to the left hand side.	
	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	



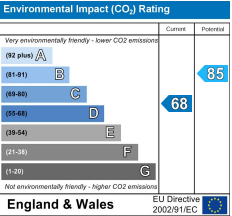
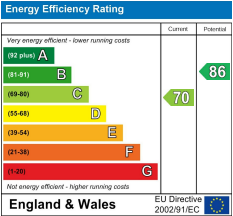
GROUND FLOOR

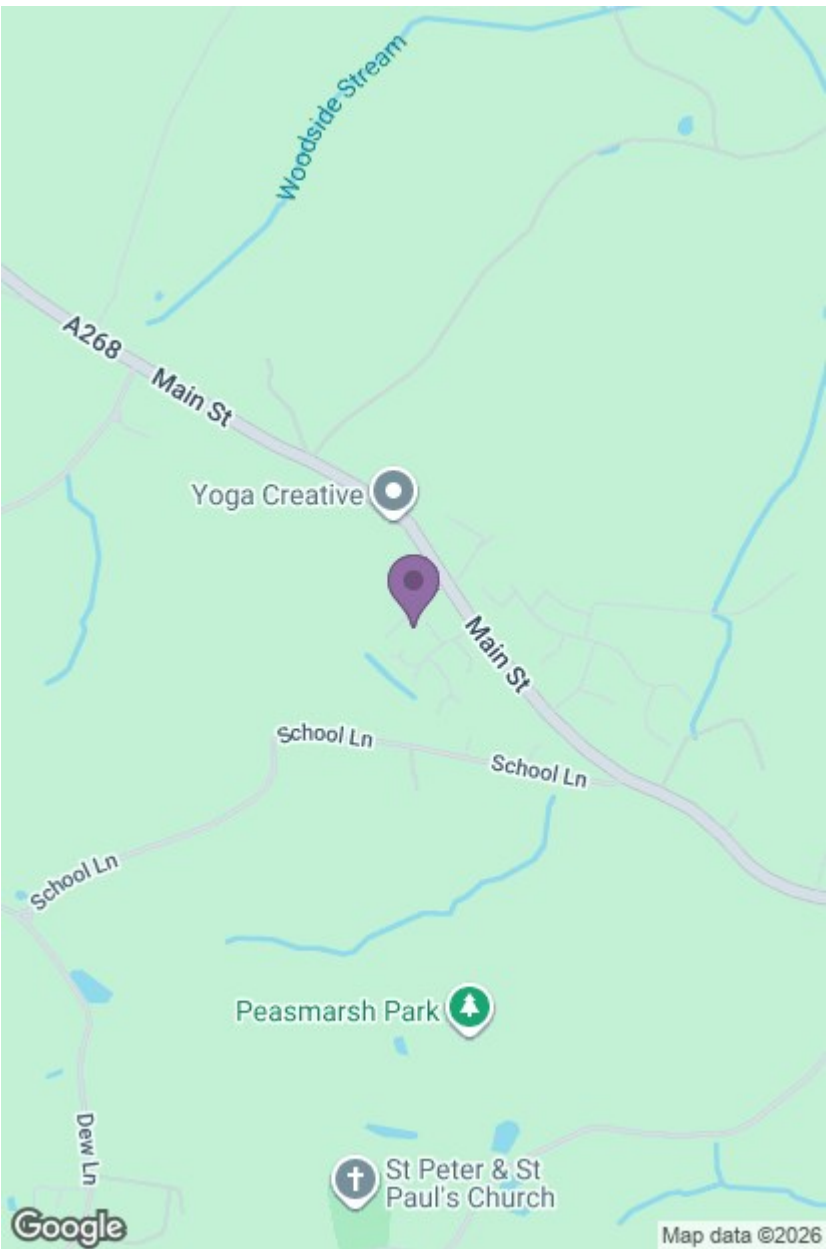


1ST FLOOR



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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