

RUSH  
WITT &  
WILSON



**50 Farleys Way, Peasmash, 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. Peasmash 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.

The ancient Cinque Ports Town of 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 the famous Camber Sands and miles of open shingle beach extending from the cliffs at Fairlight to a Nature Reserve at Rye Harbour.

## Entrance Vestibule

Door to the front.

## Cloakroom/WC

5'10 x 2'7 (1.78m x 0.79m)

Wash hand basin, low level wc.

## Living Room

17'4 x 10'4 (5.28m x 3.15m)

Window to the front, door through to:

## Kitchen/Dining Room

13'7 x 9'3 (4.14m x 2.82m)

The kitchen is extensively fitted with a range of modern cupboard and drawer base units with matching wall mounted cabinets, complimenting worktop with inset sink, four burner gas hob with extractor above, upright unit housing double oven and grill, integrated dishwasher, integrated fridge/freezer, window to the rear.

Dining area with further built in units, sliding door opening to the garden.

## First Floor

### Landing

Access to loft space with pull down ladder, doors off to the following:

### 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.

### 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

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.



## GROUND FLOOR



## 1ST FLOOR



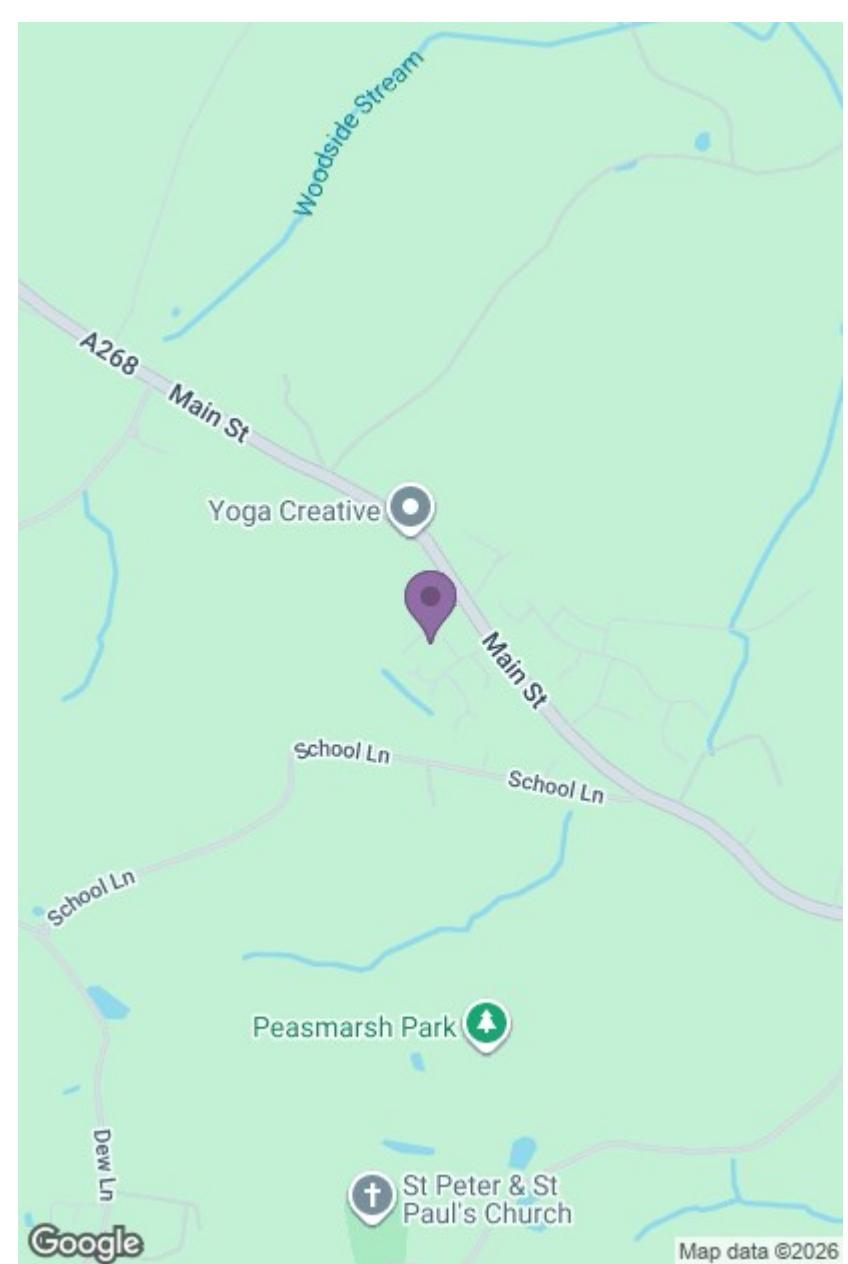
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other internal or external apertures are taken for any error, omission or mis-statement. This plan is for illustrating purposes only and should be used as such by any 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		86
(81-91) B		
(69-80) C		
(55-68) 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		85
(81-91) B		
(69-80) C		
(55-68) 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	





**RUSH  
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