RUSH WITT & WILSON



Laurel Hall Main Street, Peasmarsh, TN31 6SY
Offers In Excess Of £325,000 Freehold

Rush Witt & Wilson are pleased to offer an a former meeting hall converted to create light and airy open plan living space which comprises living room with vaulted ceiling and study area/snug, kitchen/ dining room, utility room, bathroom, double bedroom with dressing area and cloakroom. There is also a gallery/occasional bedroom. South facing courtyard and hardstanding to the side.

An Ideal main residence, second home or even live/work space, subject to any necessary consents.

For further details and an appointment to view please call our Rye Office 01797 224000.

Locality
Laurel Hall 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.

Reception Area
9'6" x 4'7" (2.9m x 1.4m)
Windows to the front and rear, door to the side, tiled floor, door leading through to:

Kitchen/Dining Room
20'5" max x 13'4" (6.23m max x 4.08m)
Dining area with window to front, deep storage cupboard, stairs rising to the first floor, terracotta tiled flooring which continues into the kitchen area which is fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards and glazed cabinets, complimenting worktop with inset ceramic sink, space and point for range cooker.

Utility Room
9'10" x 6'8" (3m x 2.05m)
Double aspect with window to the side and rear, worktop with inset sink and cupboards under, space and plumbing for washing machine and dishwasher, space and point for American style fridge/freezer, wall mounted gas fired boiler.

Shower Room
8'0" x 5'9" (2.46m x 1.76m)
Back to wall unit with semi recessed wash basin and wc., shower cubicle, generous wall and floor tiling, recessed area with shelving, heated towel rail, window to the side.

Living Room
17'1" x 20'6" (5.23m x 6.26m)
Double aspect with windows to the front, window to the rear, feature fireplace, inset log burner, decorative wall panelling, vaulted ceiling, open to:

Snug Area
20'5" including stairwell x 6'7" (6.23m including stairwell x 2.03m)
Window to the side, sliding door to the rear opening to a paved terrace, shelved under-stairs cupboard, stairs rise from the living room to:

Gallery / occassional bedroom
17'0" x 6'10" (5.2m x 2.09m)
Round window to the side, open balustrade to the main living room which could be used as an occasional bedroom.

First Floor

Landing
Round window to the side, deep walk-in cupboard, further double cupboard.

Cloakroom/WC
4'5" x 2'7" (1.35m x 0.81m)
White suite comprising wash basin, wc., small window to the side.

Bedroom
15'5" x 11'8" (4.7m x 3.57m)
Double aspect with window to the rear, built-in eaves wardrobes.

Outside

Rear Garden
To the rear of the property is an enclosed courtyard which is accessed from living room, with a gate leading out onto the Lane. There is a paved area to the side utilised for off road parking, a raised bed to the front containing a variety of shrubs.

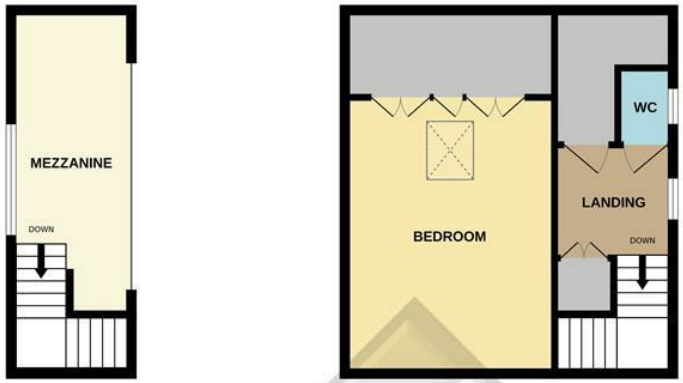
Agents Note
We are aware there are restrictive covenants on the property, further details available upon request.

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

1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.

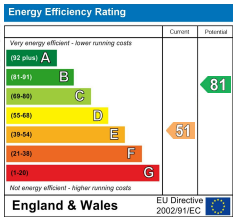


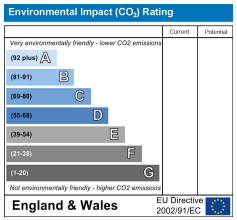
GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.2 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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The Property Ombudsman
Relocation agent network







