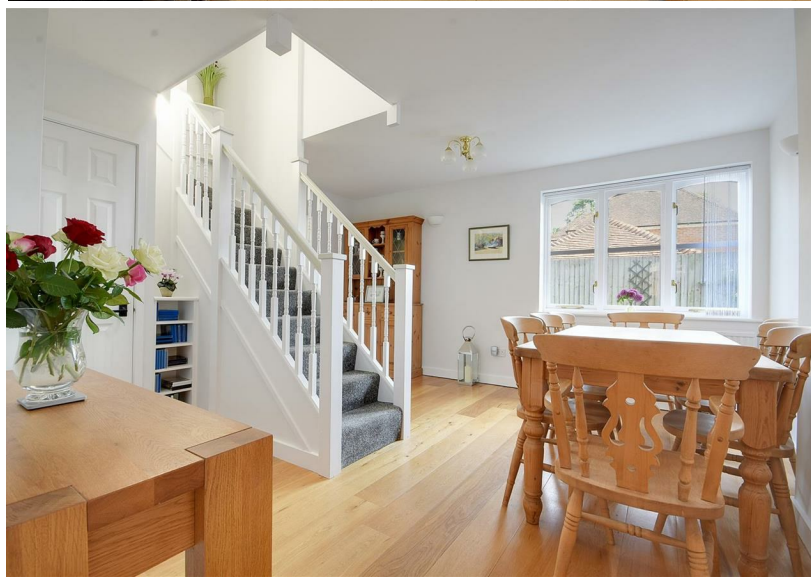


**RUSH
WITT &
WILSON**



**Little Garth, Cackle Street, Brede , East Sussex, TN31 6DX.
£550,000 OIEO - Freehold**

A deceptively spacious four bedroom detached chalet style bungalow offering incredibly versatile living situated within the picturesque Village of Brede 7.5 miles west of Rye this delightful home offers two bright ground floor double bedrooms, one with en-suite facilities, a central dining hall provides access to a private main living room overlooking the rear gardens, a solid Oak kitchen / breakfast room leads to a very useful utility room and ground floor wet room. To the first floor are two generous principle bedrooms each with fitted wardrobes and well appointed en-suite bathrooms. Outside offers a beautifully private, landscaped rear garden enjoying various paved seating areas to relax or offer outside dining / entertaining space, a newly constructed Pine garden office / studio, further 20' workshop and private access to an Orchard / Paddock of 0.1797 acre. To the front offers ample off road parking. The property also benefits from permissions for a proposed rear extension - planning ref RR/2015/1390/P. Brede Village enjoys two excellent pubs both serving food, local convenience store and bakery, barbers, well regarded Doctor's Surgery and Primary School. Further High Street shopping is available at both Battle & Rye and only a short drive to Robertsbridge mainline station offering a regular service to London Charing Cross.



Front

Herringbone block pave drive to front with turning bay, further area of hard standing to side providing ample off road parking, area of lawn to front with a variety of planted trees and flowering shrubs, brick pave path from drive to western elevation with close board gate to rear, external lighting and power point, hardwood front door with decorative viewing pane.

Entrance porch

Window to front aspect, radiator with decorative cover, ceiling light, phone point, inset coir mat, internal glazed door to inner hallway.

Hallway

Oak flooring, power points, Honeywell wall thermostat, ceiling light, radiator with decorative cover, airing cupboard complete with slatted shelving, internal glazed door to dining hall to far end, internal doors to bedrooms 3 and 4.

Bedroom 4

10'8 x 10' (3.25m x 3.05m)

Internal door, carpeted flooring, window to front aspect with radiator below, ceiling light, internal door to en-suite shower room, power point and TV point.

En-suite shower room

8'5 x 3'3 (2.57m x 0.99m)

Internal door, ceramic tile flooring, shower enclosure with bi-folding door and Triton Trance power shower, ceiling down lights, wall mounted wash basin with tile splash back, mirror with light and shaver point over, push flush WC, ladder heated towel rail and extractor fan.

Bedroom 3

15' x 10' (4.57m x 3.05m)

Internal door, Oak flooring, window to front aspect with radiator below, further window to side with radiator, ceiling light, selection of power points.

Dining hall

14'7 narrowing to 11'3 x 13'7 (4.45m narrowing to 3.43m x 4.14m)

Internal glazed door from hall, central turned staircase to first floor, window to side aspect with radiator below, space for dining table, internal glazed doors to kitchen / breakfast room and living room, ceiling light, series of wall lights, under stair storage cupboard with sensor light and shelving, selection of power points.

Living room

14' x 12' (4.27m x 3.66m)

Internal glazed door, Oak flooring, external glazed door and window to side aspect, radiator, further window to rear with radiator below, ceiling light and series of wall lights, selection of power points, TV and phone point.

Kitchen / breakfast room

14'7 x 10' (4.45m x 3.05m)

Internal glazed door, ceramic tile flooring, two windows to side aspect, internal stable door to utility room, ceiling down lights, kitchen hosts a selection of fitted base and wall units with Solid Oak shaker style doors beneath stone effect laminated work surfaces incorporating breakfast bar with space for stools below, Oak island unit with Granite work surface, double ceramic Belfast sink with traditional taps, fitted tower unit incorporating space for an American style fridge / freezer, fitted STOVES range oven with seven ring gas hob, extractor canopy with light over, ceramic tile splash backs, various above counter level power points.

Utility room

11'8 x 9'6 narrowing to 6' (3.56m x 2.90m narrowing to 1.83m)

Internal stable door from kitchen, ceramic tile flooring, further external stable style door to side terrace and garden, window to rear aspect, ceiling strip lights, internal door to wet room, radiator, wall mounted Potterton gas boiler, fitted base and wall units with shaker style doors beneath Oak block work surfaces, under mounted Butler sink, under counter space for appliances x 3, various above counter level power points, wall thermostat.

Ground floor wet room

6'4 x 3'1 (1.93m x 0.94m)

Internal door, ceramic tile flooring, ceiling down lights, corner push flush WC, wall mounted corner wash basin, chrome ladder heated towel rail, contemporary shower mixer with rinser attachment, wall mounted mirror.

Stairs and landing

Turned carpeted staircase with painted balustrade, internal doors to bedroom 1 and 2, Velux window to side aspect, series of wall lights, single radiator, access panel to loft and eaves storage cupboards.

Bedroom 1

19'7 x 15'5 narrowing to 4'5 (5.97m x 4.70m narrowing to 1.35m)

Internal door, carpeted flooring, window to front aspect, radiator, ceiling down lights, internal door to en-suite, two sets of fitted wardrobes complete with hanging rail, internal door to en-suite, power points.

En-suite bathroom

8'9 x 5'6 (2.67m x 1.68m)

Internal door, ceramic tile flooring, obscure window to side, chrome ladder heated towel rail, wall mounted wash basin with tile splash backs, mirror, shaver point and light over, down lights, WC, P-shape shower bath with screen, metro wall tiling and contemporary shower mixer with rinser attachment, extractor fan.

Bedroom 2

15'2 x 12'6 (4.62m x 3.81m)

Internal door, carpeted flooring, window to rear aspect to gardens, ceiling light, bed reading lights, fitted double wardrobe complete with hanging rail, further cupboard housing a pressurised system, radiator, internal door to en-suite.

En-suite bathroom

8'4 x 7' (2.54m x 2.13m)

Internal glazed door, marble effect tile flooring, Velux window to side with fitted pull down blind, wall mounted basin with tile splash backs, mirror, shaver point and light over, push flush WC, white panel bath suite with ceramic wall tiling, ceiling down lights and extractor fan, heated towel rail.

Garden

Raised Indian sandstone paved side terrace, with store and gate to front, path leading to further terrace from rear elevations, central paved pathway with trellised arch with planted borders leading through main area of lawn all privately enclosed by close board feather edged fencing, area of lawn to side with external light and tap, further paved side terrace and barbecue area, greenhouse over hard standing, newly constructed Pine garden office with french doors and window to side, selection of planted shrub borders and ornamental trees, further large garden workshop complete with power and lighting, picket fence with gate to paddock, specimen Oak tree.

Paddock

Picket gate from garden, enclosed by stock proof fencing measuring 0.1797 acre with selection of planted fruit trees to one end backing onto open countryside.

Services

Mains gas central heating system.

Mains drainage

Local Authority - Rother District Council Band E

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.







1ST FLOOR
APPROX. FLOOR AREA 679 SQ.FT. (63.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA 1013 SQ.FT. (94.1 SQ.M.)



GARDEN OFFICE
APPROX. FLOOR AREA 53 SQ.FT. (4.9 SQ.M.)



GARDEN WORKSHOP
APPROX. FLOOR AREA 337 SQ.FT. (31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2082 SQ.FT. (193.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100)	83	Very environmentally friendly - lower CO ₂ emissions A (92-100)	79
B (81-91)		B (81-91)	
C (69-80)	69	C (69-80)	63
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	



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