

Landings Cackle Street, Rye, TN31 6DX
Guide Price £450,000 - £475,000 Freehold

**** Guide Price £450,000 - £475,000 ** A spacious and immaculately presented four-bedroom attached family home, situated in the highly sought-after village of Brede. This charming property offers bright, well-balanced accommodation throughout, comprising a welcoming entrance hall with cloakroom/WC, a generous main living room, and an impressive 19ft kitchen/breakfast room with French doors opening onto the rear garden. The first floor features a light-filled landing leading to three well-proportioned double bedrooms, and one single bedroom, a stylish family bathroom, modern en-suite shower room. From the rear, the property enjoys elevated rural views across neighbouring fields. The private, beautifully maintained garden is enclosed by mature hedgerow boundaries and features a paved terrace, creating the perfect space for outdoor dining and entertaining. A selection of fruit trees and raised planting beds can be found at the far end of the garden, ideal for keen gardeners. To the front, the property offers ample off-road parking via a private driveway, together with an integral single garage. The property offers immediate access to a choice of excellent walking routes, village hall hosting a variety of social clubs and societies, two pubs serving food, Village Bakery, convenience store and well regarded local Primary School. Further High Street shopping is available at both Battle and Rye just 7 miles away each also offering a choice of mainline stations with services to London.**








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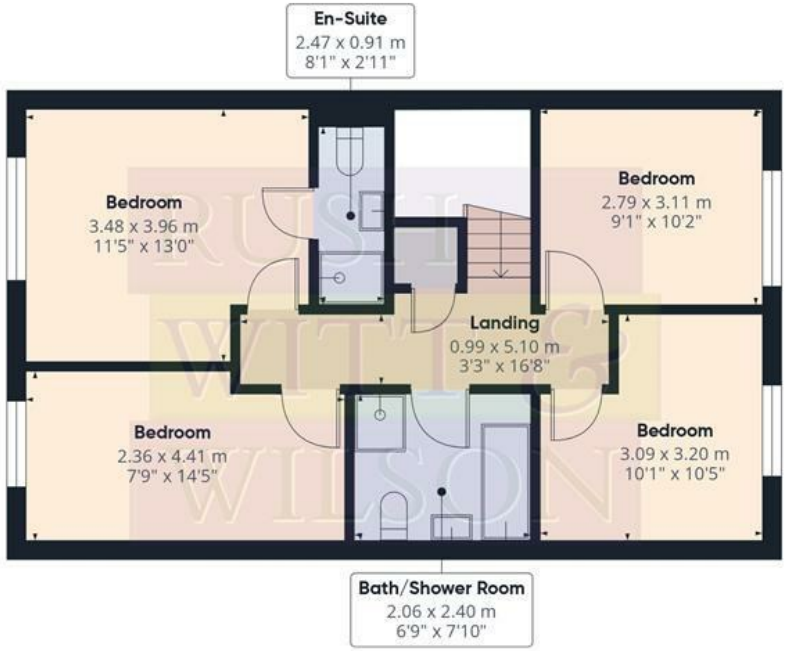

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Floor 0



Floor 1



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Approximate total area(1)

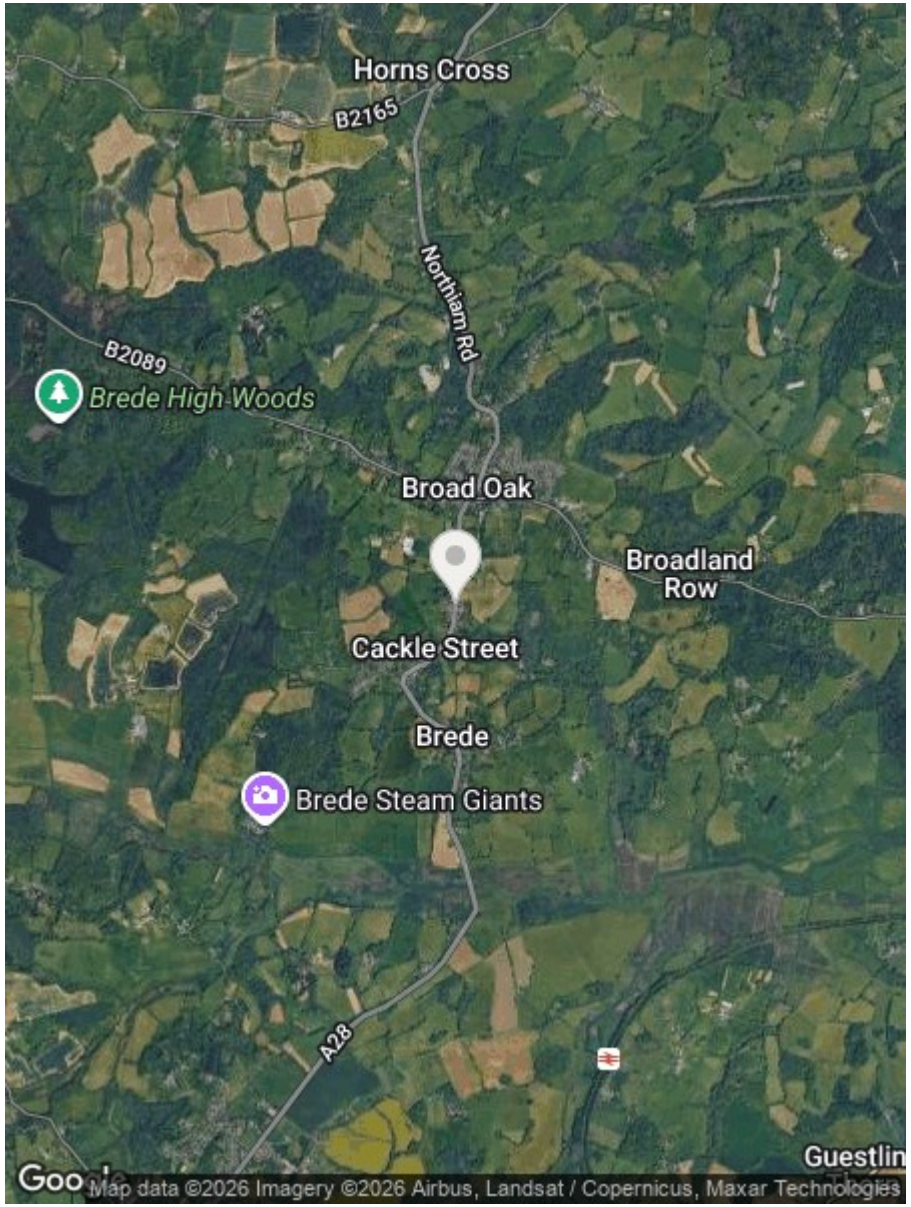
114 m²

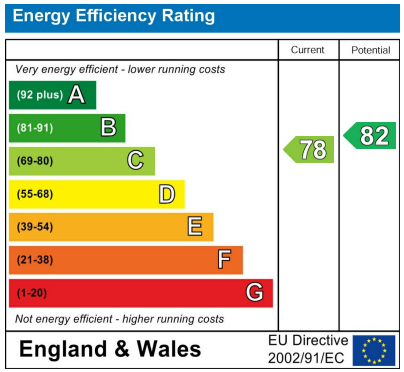
1229 ft²

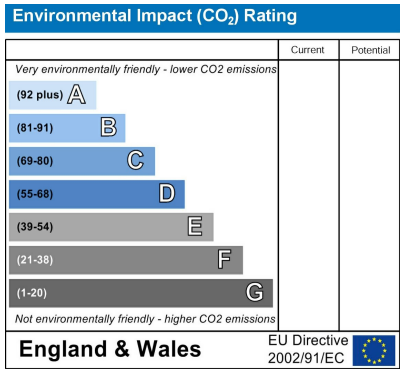
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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