

**RUSH
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**The Conifers, Cackle Street, Brede, East Sussex, TN31 6DX.
£550,000 - £575,000 Price Guide Freehold**

£550,000 - £575,000 Guide - A spacious and well presented three bedroom detached bungalow complete with double garage and set with beautifully established and mature gardens of 0.32 acre. Situated within the highly desirable Village of Brede just 7 miles west of the Cinque Port town of Rye, this delightful home enjoys a bright and well maintained living space comprising an entrance porch, a large reception hallway serving three principal bedrooms to include a generous master bedroom with en-suite shower room, main shower room suite, spacious main living room, and kitchen / dining room with adjoining conservatory. Externally enjoys a large private garden to the rear with porcelain paved seating area complete with greenhouse, garden workshop and summer house, hosting a variety of well stocked planted borders, established conifers, ornamental acers, specimen wisterias and magnolia trees. To the front the property is approached via a private gated driveway providing ample off road parking and detached double 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. Chain Free.



Front Door

Part glazed composite front door leading into:-

Entrance Porch

5'3 x 5'3 (1.60m x 1.60m)

uPVC windows to front and to side, ceramic tiled flooring, ceiling light, further internal uPVC door leading through into:

Inner Reception Hall

Carpeted flooring with inset coir matting, double radiator, access panel to loft, alarm panel, storage cupboard complete with shelving and light housing the consumer unit. Further airing cupboard with slatted shelving housing the hot water tank.

Bedroom Three

12'9 x 8' (3.89m x 2.44m)

uPVC window to front with radiator below, pendant light, fitted bedside furniture incorporating double wardrobes and high level cupboards above.

Bedroom One

12'5 x 11'6 (3.78m x 3.51m)

uPVC window to front, radiator below, door to:-

En-Suite Shower Room

9'1 x 2'7 (2.77m x 0.79m)

Obscure uPVC window to side, single radiator, push flush w.c., pedestal wash basin, ceiling light extractor, wall light with shaver point, shower cubicle with bi-folding door, ceramic wall tiling.

Bedroom Two

13' x 8' (3.96m x 2.44m)

uPVC window to front, radiator below, fitted bedside furniture incorporating wardrobes and high level cupboards above.

Shower Room

7'9 x 6'9 (2.36m x 2.06m)

Ceramic tiled flooring, obscure uPVC window to side, ceramic wall tiling, ceiling light and extractor fan, chrome heated towel radiator, combination vanity unit incorporating counter top basin, cupboards below and push flush w.c, shower enclosure with bi-folding door, concealed shower mixer.

Sitting Room

16'5 x 11'6 (5.00m x 3.51m)

Double internal glazed doors, uPVC window to the rear aspect with radiator below, wall lighting, exposed brick fireplace with flagstone hearth housing a coal effect gas fire.

Kitchen/Dining Room

17'7 x 11'7 (5.36m x 3.53m)

uPVC window to the rear aspect, aluminium sliding doors leading to an adjoining conservatory, space for breakfast table and chairs, double radiator, vinyl flooring, the kitchen has a variety of matching base and wall units with shaker style doors which sit beneath stone effect laminated counter tops, single stainless bowl with drainer and tap, ceramic tiled splashbacks and a variety of above counter level power points, inset four ring AEG gas burner with extractor canopy and light above, integrated Blomburg washer/dryer fitted half height Bosch oven and grill, below counter level integrated fridge and freezer.

Conservatory

11'2 x 10'4 (3.40m x 3.15m)

Aluminium sliding doors from the kitchen/dining room, ceramic tiled flooring, uPVC windows to each side to the rear aspect, further set of French doors leading onto the rear terrace, wall lighting, double power points, polycarbonate roof.

OUTSIDE

Front Garden

Double timber five bar gate leading to an extensive block paved driveway providing off road parking for three/four vehicles, driveway extends to a detached double garage and the front garden is enclosed by chestnut post and rail fencing, laid to lawn with established Conifer and concrete path extending from driveway to a porch with external lighting, high level close-board gate to side which leads to the rear.

Rear Garden

Full width porcelain paved terrace which provides a

private seating area overlooking the main body of lawn and the terrace also has external lighting, passageway to the side where they have a high level gate leading onto the front elevations. Extensive rear garden predominately laid to lawn with enclosure by Conifers which are established, high level close-board fencing, specimen Wisteria towards the paved terrace. The garden is flanked by mature and well stocked mature and well stocked planted borders, greenhouse on hardstanding. There is a variety of ornamental Acer trees, specimen Camellias, Azaleas and a shared workshop with external lighting. To the end of the garden we have a variety of established Conifers and a pergola walkway with climbing Wisteria and specimen Magnolia trees and at the end a collection of Acers with summerhouse and private seating area to one end.

Garage

16'5 x 16'1 (5.00m x 4.90m)

Manual up and over door, uPVC window and external part glazed door to the side, lighting and a power supply.

Agents Note

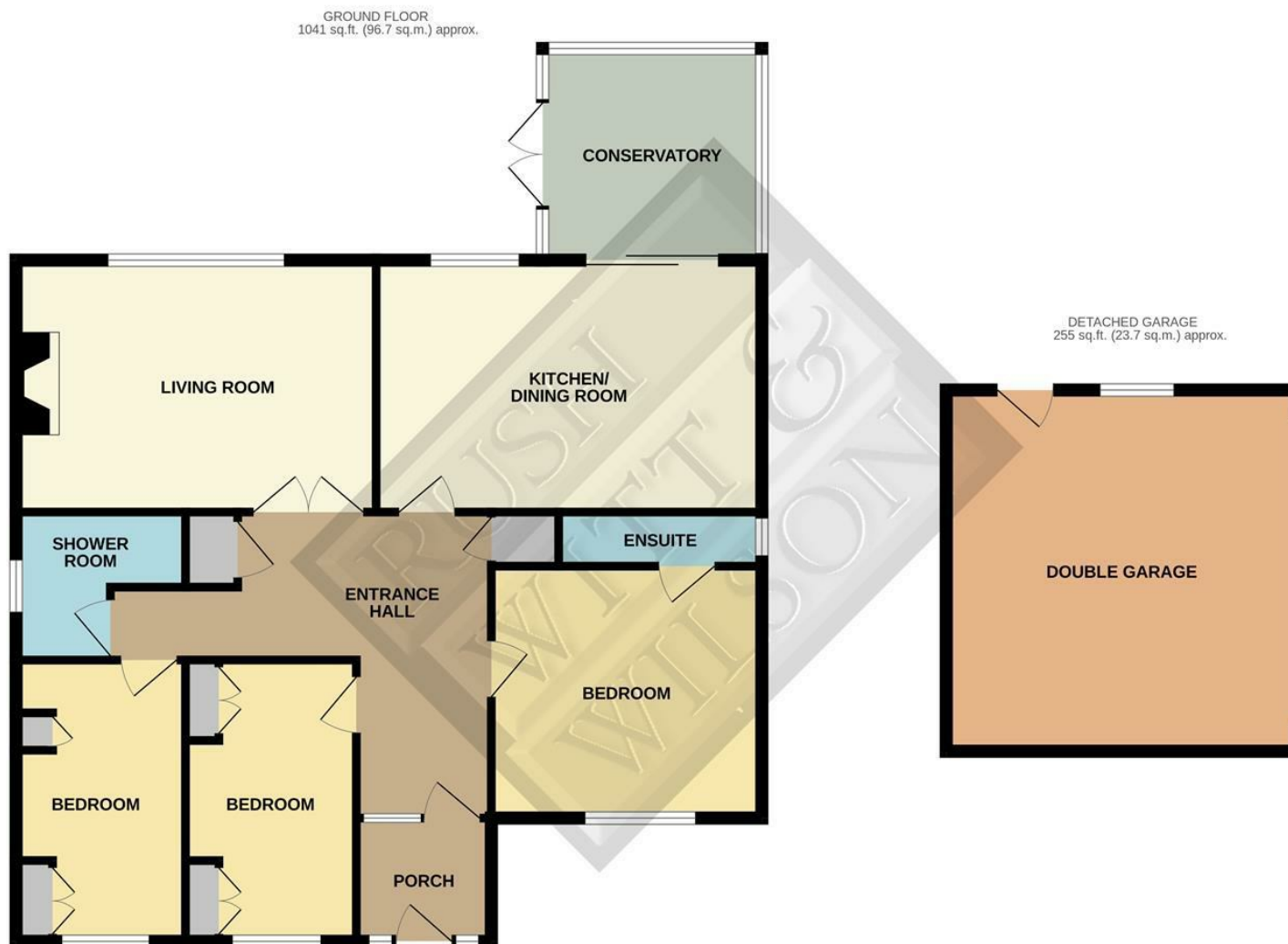
None of the services or appliances mentioned in these sale particulars have been tested.

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 – F



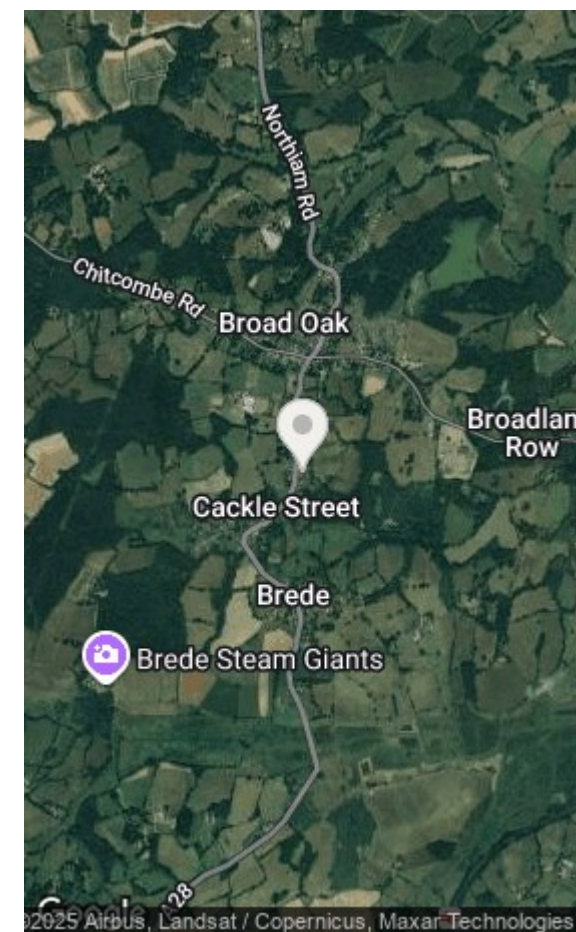




TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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