

**RUSH
WITT &
WILSON**



**Braeside, Brede Hill, Brede, East Sussex, TN31 6EJ.
£625,000 Freehold**

A spacious and immaculately presented three bedroom detached chalet bungalow occupying a prime central position of Brede Village. Accommodation comprises a bright entrance hall serving a ground floor shower room, open plan living / dining room with Oak flooring, wood burning stove and adjoining conservatory, stylish shaker style kitchen with Silestone worksurfaces, utility room and further sitting room / potential ground floor bedroom. To the first floor are three principle bedrooms to include two generous doubles each with fitted wardrobes, further double and contemporary main shower room suite. Outside enjoys a privately enclosed rear garden enjoying a south-westerly orientation forming part full width flagstone paved terrace and area of lawn hosting a variety of well stocked and established brick edged flower beds, large front garden and extensive resin bound driveway provides ample off road parking for up to five vehicles. The property provides immediate access to excellent walking routes, Red Lion Pub serving food and close proximity to the well regarded Village Primary School. Further High Street shopping and leisure facilities are available at both Battle and Rye additionally offering rail services to London and connections to the continent.



Front

Extensive resin bound driveway to front elevations providing ample off road parking for up to five vehicles, front garden laid to lawn enclosed by mature hedgerow, specimen Fir tree and planted shrub borders, partition post and rail fencing, further planted sleeper edged borders, trellised fencing to side, external power point and lighting, high level iron gate to eastern elevations with access to side, covered entrance with Oak front door.

Entrance hall

Oak front door with obscure viewing pane and matching sidelight window, dark Oak flooring, radiator, pendant light, power point, turned carpeted staircase with cupboard under via low level Oak door, thermostat, phone point.

Shower room

9'9 x 2'8 (2.97m x 0.81m)

Internal door, wood effect Amtico flooring, push flush WC, ceramic wall tiling, obscure UPVC window to front aspect, chrome ladder heated towel rail, vanity unit with wall mounted mirror, shower enclosure via screen door with concealed shower mixer.

Living / dining room (L-shaped)

23'7 x 21'2 (7.19m x 6.45m)

Internal Oak door, Oak flooring, UPVC window to front aspect with Oak sill and radiator below, two letterbox style UPVC windows to side each with Oak sills, series of wall lights, inset cast iron wood burning stove with decorative stone surround and slate hearth, selection of power points, TV point, radiator, internal UPVC sliding doors to conservatory, open archway to dining end with further UPVC window to rear with radiator below, internal door to kitchen, pendant light and power point.

Conservatory

11'2 x 7'8 (3.40m x 2.34m)

UPVC sliding door from living room, painted low level brick wall with UPVC frame and windows to rear and side aspects incorporating a variety of high level openers, UPVC doors to side, pitched glass roof, power point.

Kitchen

12'1 x 10'5 (3.68m x 3.18m)

Internal Oak door from dining room, Oak effect Karndean flooring, UPVC window to rear aspect with Oak sill, pendant

light, radiator, internal Oak door to utility room, kitchen hosts a variety of matching base and wall units with shaker style doors beneath a combination of Silestone and stone effect laminated worksurfaces with matching upstands, integrated NEFF dishwasher, inset one and half Villeroy & Boch ceramic basin, corner base unit with pull out trays, eye level Bosch oven and grill, four ring Bosch induction hob with extractor canopy and light over, selection of above counter level power points, radiator.

Utility room

10'5 x 6'4 (3.18m x 1.93m)

Internal Oak door, Oak effect Karndean flooring, UPVC window and external obscure glazed door to side aspect, pendant light, wall mounted Alpha gas boiler, variety of fitted base and wall units with contemporary doors beneath wood effect laminated work surfaces, inset single stainless FRANKE basin and tap, under counter space for washing machine, corner base unit with pull out trays, variety of above level counter power points, internal Oak door to sitting room (Formerly the garage).

Sitting room

15'9 x 12'4 (4.80m x 3.76m)

Internal Oak door, Oak flooring, UPVC French doors to the front aspect, UPVC window to side, ceiling down lights, access panel to loft, two radiators, variety of power points, TV point, internal Oak door to storage cupboard housing the consumer unit and gas meter, power points and lighting (11' x 2'8).

Stairs and landing

Turned carpeted staircase and landing with dormer window to front aspect, pendant light, power point, access panel to loft.

Bedroom 2

16'3 x 11' (4.95m x 3.35m)

Internal Oak door, carpeted flooring, UPVC dormer window to rear aspect with rural backdrop and radiator below, built in wardrobe via painted door complete with hanging rail and shelving over, eaves storage cupboard, power points and light.

Bedroom 3

10'4 x 8'9 (3.15m x 2.67m)

Internal Oak door, UPVC dormer window to rear aspect with rural backdrop and radiator below, power points, light.

Shower room

7'7 x 6'3 (2.31m x 1.91m)

Internal Oak door, porcelain tile flooring, obscure UPVC window to front aspect, floor to ceiling porcelain tiling, chrome ladder heated towel rail, vanity unit with back lit wall mounted mirror, back to wall WC incorporating cupboard space adjacent, ceiling down lights, large walk-in shower enclosure, stone effect shower panelling, wall mounted MIRA sport shower.

Bedroom 1

18'2 x 16'3 (5.54m x 4.95m)

Internal Oak door, carpeted flooring, UPVC dormer window to rear aspect with rural backdrop and radiator below, access panel to eaves cupboard space, full length built in wardrobes via painted doors complete with hanging rails and shelving over, power points, light.

Rear garden

Privately enclosed rear garden enjoying a westerly orientation forming part full width flagstone paved terrace and area of lawn hosting a variety of well stocked and established brick edged flower beds, specimen acer, stock proof fencing to rear boundary with a variety of specimen flowering shrubs, further sleeper edged borders with trellised fencing, two sheds and external tap.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.

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.







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