

**RUSH  
WITT &  
WILSON**



**3 The Mallards, Main Street, Peasmarsh, East Sussex, TN31 6SU.  
£359,000 Freehold**

**An immaculately presented three bedroom end of terrace home located within the highly desirable Village of Peasmarsch situated just three miles west of the Cinque Port Town of Rye. This delightful home enjoys bright, spacious and low maintenance living accommodation arranged over two floors comprising a well-lit 15ft living room, stunning shaker style kitchen / breakfast room with adjoining garden room / conservatory, master bedroom complimented with stylish en-suite shower room, main family bathroom suite, further double and single bedroom / optional office. Outside enjoys a private rear garden enjoying a south-westerly facing orientation, laid to lawn with well stocked sleeper-edged borders, Indian sandstone terrace and allocated parking to the rear for two vehicles. The property is situated within walking distance to the well regarded local primary school, Jempsons supermarket with café and post office. The Cinque Ports town of Rye is located just minutes away offering a range of High Street shops and restaurants, mainline railway station and a choice of coastal walking routes available at both Camber Sands and Winchelsea.**



**Front**

Front garden laid to lawn with planted lavender and shrub borders, specimen Bay tree, paved path leading to a covered entrance with composite front door.

**Entrance hall**

Ceramic tile flooring, radiator, turned carpeted staircase to first floor accommodation, ceiling light, internal door to living room.

**Living room**

15'8 x 10'5 (4.78m x 3.18m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, power point, phone and TV point, internal door to kitchen / breakfast room.

**Kitchen / breakfast room**

13'5 x 11'7 (4.09m x 3.53m)

Internal door from living room, stone effect ceramic tiling, UPVC window and French doors to adjoining garden room, under stair storage cupboard housing the hot water tank complete with slatted shelving, ceiling downlights, radiator, kitchen hosts a range of matching base and wall units with shaker style doors beneath laminated Oak effect counter tops, inset composite bowl with drainer and tap, stone effect tile splashbacks, variety of above counter level power points, inset four ring LAMONA electric hob with extractor canopy and light over, integrated Hotpoint oven, under counter spaces for both washing machine and dishwasher, space for freestanding fridge / freezer, wall unit housing the Alpha gas boiler, matching island unit with oak effect laminated countertop.

**Garden room / Conservatory**

14'1 x 9'6 (4.29m x 2.90m)

Internal glazed French doors from kitchen / breakfast room, wood effect LVT flooring, UPVC windows to side and rear, French doors to rear gardens, pitched insulated roof over, internal UPVC window to kitchen, radiator, power points.

**Stairs and landing**

Carpeted staircase and landing with painted timber handrail, ceiling downlights, access panel and pull down ladder to a part boarded loft with light, power point.

**Bedroom 1**

11'7 x 10'5 (3.53m x 3.18m )

Internal door, carpeted flooring, two UPVC windows to the front aspect each with radiators below, power points, light, internal door to en-suite shower room.

**En-suite shower room**

5' x 5' (1.52m x 1.52m)

Internal door, stone effect ceramic tile flooring, floor to ceiling wall tiling with decorative mosaic tile edging, chrome heated towel rail, obscure UPVC window to front aspect, push flush WC, corner shower enclosure with screen doors

complete with contemporary shower mixer, large rainfall shower head and rinser attachment, pedestal wash basin, ceiling downlights and extractor fan.

**Bathroom**

7'2 x 5'7 (2.18m x 1.70m)

Internal door, wood effect vinyl flooring, obscure UPVC window to side elevations, heated towel rail, push flush WC, vanity unit with cupboards below, panelled bath suite with taps to one end and rinser attachment, stone effect ceramic wall tiling, ceiling downlights and extractor.

**Bedroom 2**

10'7 x 7'7 (3.23m x 2.31m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, light, power points.

**Bedroom 3**

12'7 x 5'5 (3.84m x 1.65m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, light, power points.

**Rear garden**

Privately enclosed rear garden enjoying a south-westerly orientation, Indian sandstone paved terrace from the rear elevations with path leading to high level gate to one end with access to parking, garden laid to lawn with a variety of planted sleeper edged borders enclosed board fencing, shingled path to side with external light and garden shed.

**Parking to rear**

Allocated tandem parking area to rear for two vehicles. Note further single visitor bay to rear - subject to availability.

**Services**

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band C.

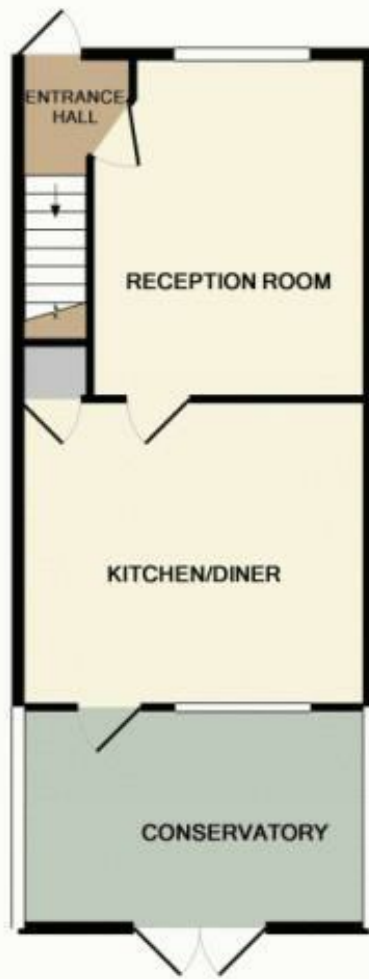
NOTE - Maintenance charge of £14.04 per month.

**Agents note**

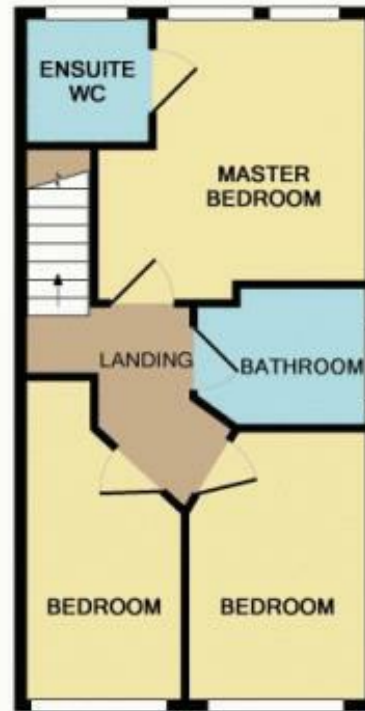
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







GROUND FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 357 SQ.FT.  
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.0 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	86		
	68		

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EU Directive 2002/91/EC

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