

**RUSH
WITT &
WILSON**



**Marley Cottage, Stubb Lane, Brede, East Sussex, TN31 6EH.
£325,000 Guide Price.**

CHAIN FREE - A charming one bedroom semi-detached Grade II listed Cottage occupying a quiet country lane position of Brede Village providing immediate access to outstanding rural walking networks and 15th century Red Lion pub serving hot food. This delightful home offers a spacious main living room with fireplace housing a wood burning stove, beautiful triple aspect kitchen / breakfast room with vaulted ceiling and exposed Oak joinery, study/hallway with Oak staircase, ground floor bathroom suite with exposed joinery and roll top bath. To the first floor offers a generous first floor bedroom with feature fireplace, exposed joinery and built in wardrobe, a further lobby with paddle staircase provides access to a second floor attic room / office room providing the ideal work from home space. Outside the property enjoys a level rear garden with paved terrace and decorative seating area, laid to lawn with planted perineal borders and summer house to one end. To the front offers an off-road parking space over a block-paved drive. Brede Village is located just 7 miles West of the Historic Cinque port town Rye offering a variety of High Street shops, restaurants and is just a short drive to popular Camber Sands.



Front

Block-pave driveway to front led from the lane, external light, solid Oak front door with viewing pane.

Kitchen / breakfast room

20'1 x 7'1 narrowing to 5'2 (6.12m x 2.16m narrowing to 1.57m)

Accessed via solid Oak front door with viewing pane, ceramic tile flooring with inset coir mat, exposed joinery, internal ledged door to main living room, triple aspect kitchen with vaulted ceiling and exposed joinery, window to front aspect with secondary glazing, Oak wall unit housing consumer unit and electric meter, space for freestanding fridge / freezer, ceiling down lights, further window to side aspect with secondary glazing, external part glazed Oak door to rear elevations, kitchen hosts a selection of fitted base units with white high gloss doors beneath timber worktops, inset LAMONA electric hob, oven below, extractor canopy and light over, under-mounted butler sink with tap, integrated LMONA washing machine, extractor fan.

Living room

13' x 11' (3.96m x 3.35m)

Internal painted ledged door, carpeted flooring, window to front aspect with secondary glazing, radiator below, ceiling joinery, selection of power points and TV connections, fireplace housing a cast iron wood burning stove over a brick hearth, series of wall lights, internal ledged door to rear hallway / study.

Study / Hallway

Internal ledged door from living room, window to rear aspect with secondary glazing and radiator below, Oak carpeted staircase to first floor with storage below, internal door to ground floor bathroom suite, exposed joinery, ceiling lights, wall joinery.

Ground floor bathroom suite

6'8 x 5'6 (2.03m x 1.68m)

Internal door, ceramic tile flooring, window to rear aspect with secondary glazing, exposed joinery, traditional suite comprising pedestal wash basin, push flush WC and short roll top bath, traditional style radiator.

Stairs

Oak carpeted staircase to master bedroom.

Bedroom 1

13'3 x 9'7 (4.04m x 2.92m)

Carpeted flooring, window to front aspect with radiator below, ceiling and wall joinery, feature cast iron fireplace with exposed brickwork, built in storage / wardrobe to alcove housing the Valliant gas boiler with light, door to lobby with paddleboard staircase leading to attic room, built in wardrobes complete with hanging rails, power points, TV connection.

Lobby

5'6 x 3'9 (1.68m x 1.14m)

Internal door from bedroom, carpeted flooring window to front and side aspects, radiator, paddleboard staircase and vaulted ceiling to attic room above.

Attic room / Office

13'7 x 9'1 (4.14m x 2.77m)

Vaulted ceiling with exposed joinery, window to side aspect, carpeted flooring, power points, exposed brickwork, low level radiator, ceiling light.

Rear garden

Private and level rear garden with full width paved terrace and seating area enclose by brick wall and feather-edged fencing incorporating gate to side, laid to lawn with planted perennial beds, external light and tap, shingled and paved path leading to summer house to one end.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.

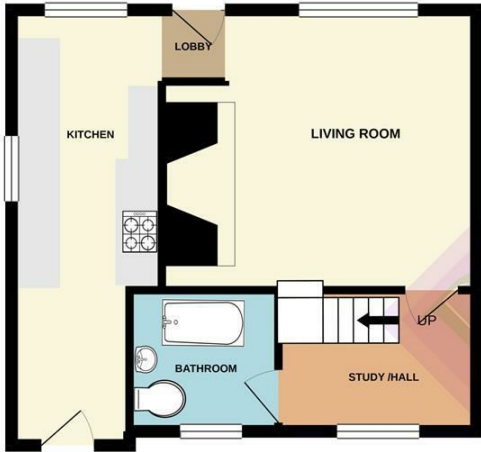
Agents note

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.

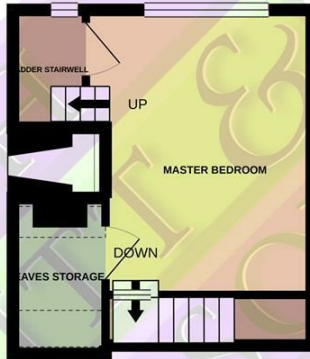




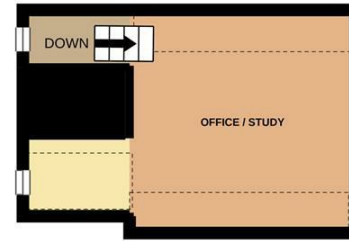
GROUND FLOOR



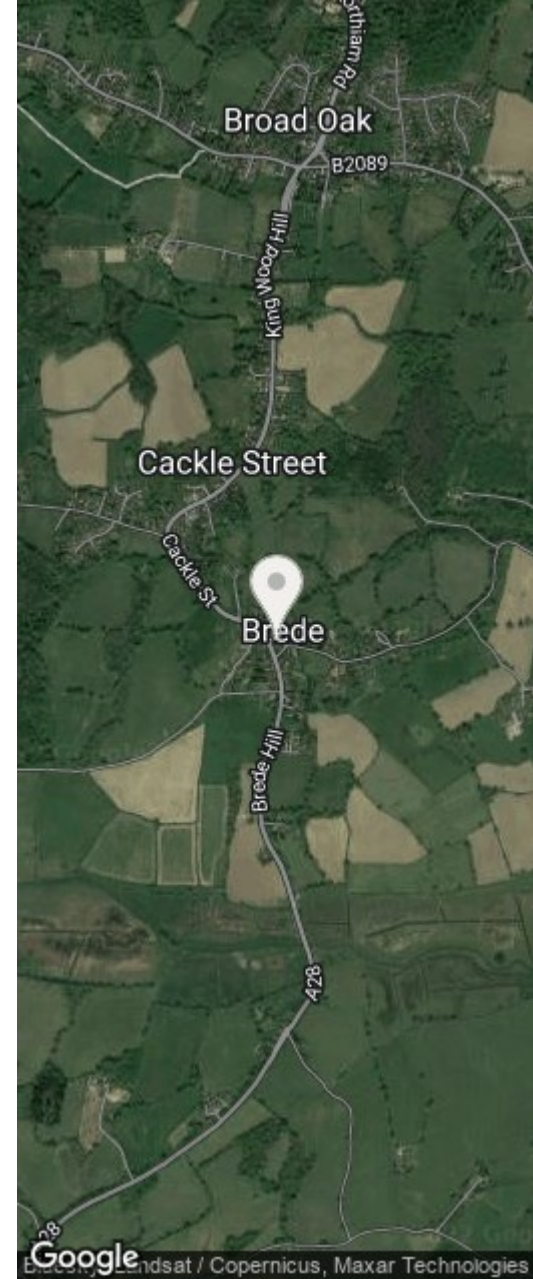
1ST FLOOR



2ND FLOOR



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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