

**RUSH
WITT &
WILSON**



**Fern Oak, St. Marys Close, Brede, East Sussex, TN31 6HD.
£575,000 Guide Price.**

Rush Witt & Wilson are delighted to offer this exceptionally well presented three bedroom detached chalet style bungalow located within an exclusive and private close of Brede Village. Constructed in 2009 by a long established and respected local developer the property offers well balanced and versatile living accommodation arranged over two floors comprising a bright entrance hallway serving 17' fitted kitchen / breakfast room with adjoining utility room, ground floor bedroom or optional office, dining room, double aspect main living room with French doors to the rear and well appointed bathroom suite. To the first floor are two generous bedrooms each with full length fitted wardrobes and en-suite bathroom to the master bedroom. Outside enjoys a private enclosed and level rear garden enjoying a westerly orientation, laid to lawn with paved seating area hosting a variety of flowering shrubs and conifers. To the front offers off road parking and integral garage with internal access. 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, Rye and Hastings additionally offering rail services to London and connections to the continent. Offered CHAIN FREE.



Front

Herringbone block-paved driveway to front, front garden laid to lawn enclosed by a combination of chestnut post and rail fencing and Beech hedgerow, ornamental trees, external lighting, close board gate to eastern elevations with access to side and rear, paved path from drive to western elevations enclosed by close board fencing and mature Laurel hedgerow leading to a covered entrance and side paved seating area, further close board fence with gate to rear, external lighting.

Entrance hall

UPVC part glazed front door with matching sidelight window, carpeted flooring, straight run carpeted flooring to first floor landing, pendant light, power point, radiator, thermostat and alarm panel, internal door to garage.

Bedroom 3 / Office

11'8 x 6'2 (3.56m x 1.88m)

Internal door, carpeted flooring, UPVC window to side aspect with radiator below, pendant light, power and phone point.

Dining room

11'8 x 9'7 (3.56m x 2.92m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, pendant light, power and phone point.

Living room

15'5 x 11'9 (4.70m x 3.58m)

Internal door, carpeted flooring, full height glazed French doors to rear with matching sidelight windows, two UPVC windows to side aspect, double radiator, coal effect gas fire with stone and painted timber surround, selection of power points, TV and phone point.

Ground floor bathroom

7'7 x 5'7 (2.31m x 1.70m)

Internal door, ceramic tile flooring, ceramic wall tiling with decorative mosaic edging, chrome heated towel rail, vanity unit with wall mounted mirror and light over, ceiling down lights and extractor fan, push flush WC, shower bath suite with screen and concealed shower mixer.

Kitchen / breakfast room

17'8 x 10'6 (5.38m x 3.20m)

Internal door, engineered Oak flooring, double radiator, space for breakfast table, TV point, UPVC window to front aspect, ceiling down lights, internal door to one end to utility room, kitchen hosts a selection of fitted base and wall units with matching shaker style doors beneath stone effect laminated work surfaces, inset single composite basin with drainer and tap, tile splashbacks, above counter level power points, inset four ring gas hob with extractor canopy and light over, eye level Hotpoint oven and grill, integrated 70/30 fridge / freezer, integrated Hotpoint dishwasher (not currently in working order).

Utility room

5'9 x 5'7 (1.75m x 1.70m)

Internal door, engineered Oak flooring, external part glazed door to side elevation, fitted base and wall units with shaker style doors, stone effect laminated worksurface over, below counter washing machine and freezer, inset stainless bowl with tap, boiler controls, radiator.

Stairs and landing

Carpeted staircase and spacious landing, Velux window to side aspect, double width airing cupboard with slatted shelving housing the mega flow system, power point and radiator.

Bedroom 2

15'4 x 12'4 (4.67m x 3.76m)

Internal door, carpeted flooring, two Velux windows to side aspect each with fitted blinds, eaves storage and loft panel over, full length built in wardrobes complete with hanging rails and shelving over via two sets of double doors, selection of power points, TV point.

Bedroom 1

15'4 x 11'3 (4.67m x 3.43m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, full length built in wardrobes complete with hanging rails and shelving over via two sets of double doors, selection of power points, TV point, access panel to eaves, internal door to en-suite bathroom.

En-suite shower room

9' x 5'8 (2.74m x 1.73m)

Internal door, ceramic tile flooring, Velux window to side aspect with fitted blind, ceramic wall tiling, vanity unit with wall mounted mirror above, chrome heated towel rail, bath suite with rinser attachment, shower enclosure via bi-folding door and concealed shower mixer.

Integral garage

17'1 x 9'8 (5.21m x 2.95m)

Internal door from hallway, manual up and over door to front, UPVC window to side, ceiling strip light, wall mounted Worcester gas boiler, consumer unit, power points.

Rear garden

Privately enclosed level rear garden enjoying a westerly orientation, laid to lawn with a paved seating area enclosed by close board fencing with a variety of flowering shrubs and established conifers, paved path to western elevations with access to utility room and gate to front, external tap and lighting, further gate to eastern elevations.

Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band E.

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.

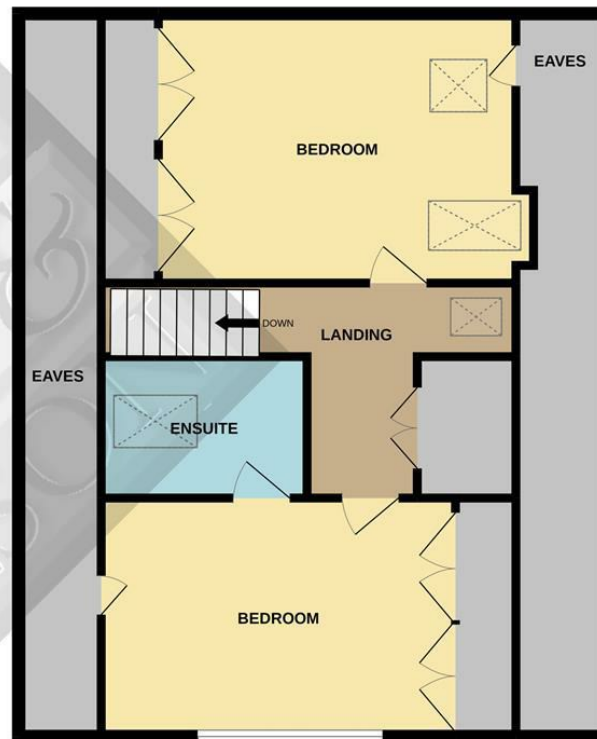




GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.

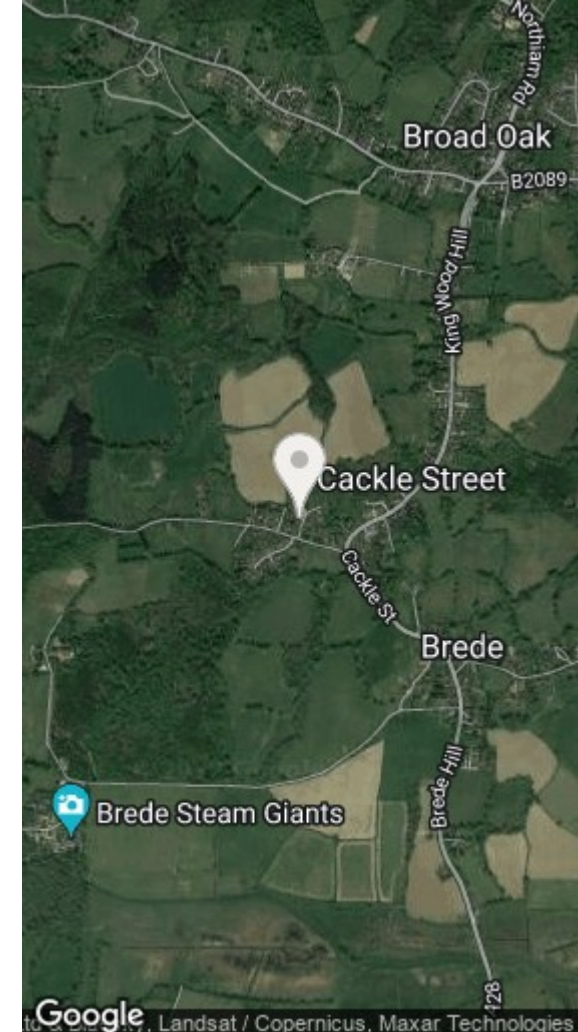


1ST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (162.9 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	85		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	



**Residential Estate Agents
Lettings & Property Management**



**Ambellia Main Street
Northiam
East Sussex
TN31 6LP
Tel: 01797 253555
northiam@rushwittwilson.co.uk
www.rushwittwilson.co.uk**