

**RUSH  
WITT &  
WILSON**



**3 Lea Close, Cackle Street, Brede, East Sussex, TN31 6DY.  
£525,000**

**£525,000 - £550,000 Guide Price. A beautifully presented and newly constructed four bedroom detached family home located within the highly desirable of Brede located just 7 miles west of the Historic Cinque Port town of Rye. Forming part of three executive homes and offered as the last unit remaining, this delightful property enjoys well balanced and stylish living arranged over two floors to include a contemporary fitted kitchen / breakfast room, open planing living / dining room with sliding doors to the rear garden, WC, first floor master and guest bedrooms each complimented by en-suite shower rooms, further spacious double, stylish main bathroom suite and optional fourth bedroom or home office. Outside enjoys a private rear garden with Indian Sandstone paved terrace and level area of lawn with ample off road parking and integral garage to the front. The property is situated within walking distance to the Red Lion pub, local convenience store, gastro Broad Oak pub and well regarded Primary School. The area also offers a range of excellent walking routes and just a short drive to the coast at both Hastings, Winchelsea Beach and Camber Sands.**



## Front

Herringbone block pave driveway to front with turning head leading to integral single garage, front enclosed by Chestnut post and rail fencing with planted Beech hedgerow, paved flagstone steps to roadside, further decorative plumb slate borders enclosed by close board fencing, external lighting, paved path to side with high level close board gate to rear.

## Entrance hall

19'5 x 6'5 (5.92m x 1.96m)

Composite front door with obscure viewing pane, sidelight UPVC window to front, wood effect LVT flooring with inset coir matt, wall mounted consumer unit, radiator, straight run carpeted staircase to first floor, power points, phone / internet point, storage recess below staircase, inset downlights.

## Cloakroom

5'3 x 3' (1.60m x 0.91m)

Internal door, wood effect LVT flooring, push flush WC, chrome heated towel rail, wall mounted vanity, ceiling downlights and extractor fan.

## Kitchen / breakfast room

15'7 x 10'7 (4.75m x 3.23m)

Internal; part-glazed door, wood effect LVT flooring, UPVC window to front aspect, part-glazed external door to side aspect, open access to living / dining room to rear, space for breakfast table, ceiling downlights, anthracite column radiator, kitchen hosts a selection of matching base and wall units with grey high gloss doors beneath marble effect laminated countertops complete with matching upstands and sills, inset one and half stainless bowl with drainer and tap, variety of above counter level power points, inset four ring BOSCH gas hob with glass splashback, stainless steel extractor canopy with light over, eye level BOSCH oven and grill, integrated LAMONA 60/40 fridge /freezer, integrated LMAONA dishwasher and washer / dryer, soft closing cutlery and pan drawers.

## Living room

17'7 x 11'4 (5.36m x 3.45m)

Internal part-glazed doors from hall, open access to kitchen / breakfast room, UPVC window to side aspect, UPVC sliding doors to rear terrace and gardens, radiator, pendant lights, power points, TV point.

## Stairs and landing

Straight run carpeted staircase with painted balustrade, access panel to loft over, light, radiator, power point and thermostat, cupboard with built in shelf via door, radiator.

## Bedroom 1

15'6 x 10'4 (4.72m x 3.15m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, power points, TV point, light, internal door to en-suite shower room.

## En-suite shower room

10'3 x 6'7 (3.12m x 2.01m)

Internal door, wood effect LVT flooring, obscure UPVC window to rear aspect, chrome heated towel rail, wall hung vanity unit, push flush WC, shaver point, shower enclosure with contemporary mixer.

## Bedroom 4 / Office

11'4 x 7' (3.45m x 2.13m )

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

## Bedroom 2

11'4 x 10'2 (3.45m x 3.10m)

Internal door, carpeted flooring, UPVC window to rear aspect with radiator below, pendant light, power points, internal door to en-suite shower room.

## En-suite shower room

6'4 x 5'9 (1.93m x 1.75m)

Internal door, wood effect LVT flooring, chrome heated towel rail, obscure UPVC window to side aspect, ceiling downlights and extractor fan, push flush WC, wall hung vanity unit, shaver point, shower enclosure via screen door with contemporary mixer.

## Bedroom 3

10'7 x 9'3 (3.23m x 2.82m)

Internal door, carpeted flooring, UPVC window to front aspect with far reaching rural views, radiator, wardrobe via internal door complete with shelving, pendant light and power point.

## Bathroom

7'5 x 6'5 (2.26m x 1.96m)

Internal door, obscure UPVC window to front aspect, ceiling

down lights and extractor fan, cupboard via door with slatted shelving, chrome heated towel rail, wall hung vanity unit, shaver point, double ended bath suite with central taps, push flush WC.

## Rear garden

Privately enclosed rear garden with grey Indian sandstone paved terrace led from the rear elevations, area of lawn enclosed by part panelled and close board fencing, specimen conifer tree and timber edged borders, external door to rear of garage, paved path to side with high level gate to front and external door to kitchen, external lighting.

## Garage

19'6 x 10'3 (5.94m x 3.12m)

Manual up and over door to front, external part-glazed door to rear garden, internal door to inner hallway, variety of power points, light, wall mounted gas boiler, unvented cylinder.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council.

Protek 10 build guarantee.

## 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.

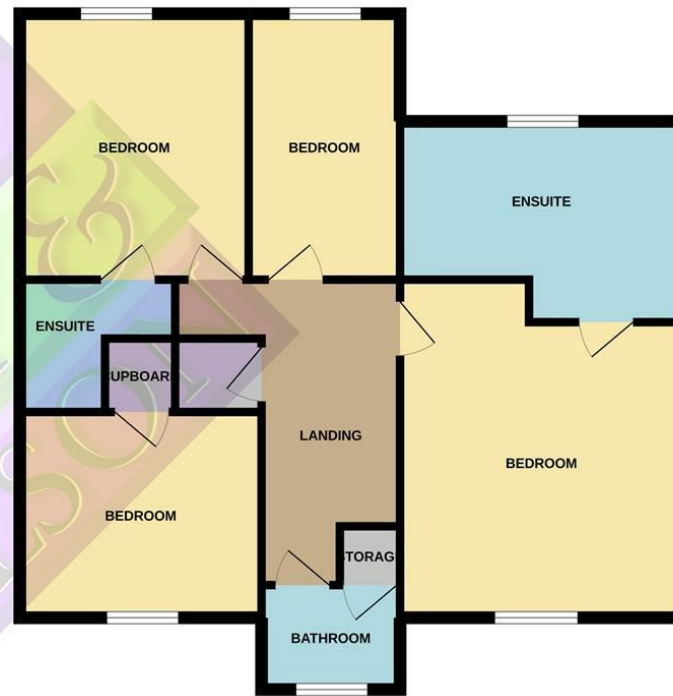




GROUND FLOOR



1ST 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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