

RUSH  
WITT &  
WILSON



**1 Jubilee Cottages, Brede Hill, Brede, East Sussex, TN31 6HH.  
£325,000 OIEO**

**CHAIN FREE - A charming two bedroom end of terrace period cottage enjoying stunning views across the Brede Valley. This delightful home offers spacious living accommodation arranged over three floors comprising a 15ft living room with fireplace, open plan kitchen dining room with stable door to the rear garden, generous master bedroom with outstanding frontal views, further single bedroom, main bathroom suite and double aspect second floor attic room with views to the rear. Outside offers an incredibly private rear garden hosting a variety of established trees and Rhododendrons. To the front the property benefits from parking across the road from the premises. The Village of Broad Oak Brede provides access to a convenience store, popular Bakery, well regarded Doctor's surgery and Primary School and two pubs serving food. Further High Street shopping is available a short drive away to the town of Rye with choice of mainline stations available at both Battle and Robertsbridge.**



## Front

Low level picket gate to front garden, aggregate path and brick steps leading to painted part-glazed front door, garden is laid to lawn enclosed by close board fencing to side with high level gate leading to rear, low level fencing to front, seating area with pleasant rural vista to the Brede Valley, external PIR light.

## Living room

15' x 11'2 (4.57m x 3.40m)

Oak flooring, UPVC window to front aspect with radiator below, internal door to kitchen / dining room, straight run staircase leading to first floor accommodation, UPVC window to side elevations with radiator below, open fireplace, recessed downlights, power and phone point.

## Kitchen / dining room

15'6 x 15'1 (4.72m x 4.60m)

Internal door, decorative tile flooring, UPVC window to side with radiator below, two windows to rear, external stable door to side, recessed downlights, space for dining table and chairs, high level cupboard housing the consumer unit and electric meters, fitted wood burning stove, space for freestanding fridge / freezer, fitted base units with painted shaker style doors beneath oak block counter tops, fitted four ring Cooke & Lewis induction hob and oven below, variety of above counter level power points, under mounted Belfast sink.

## Stairs and landing

Straight run staircase, exposed timber flooring, window to side aspect, access panel to loft over, cupboard housing the Worcester gas boiler with hanging rail.

## Bathroom

7' x 5'6 (2.13m x 1.68m)

Internal door, ceramic tile flooring, obscure UPVC window to the rear aspect, push flush WC, pedestal wash basin, bath suite, light.

## Bedroom 2

8'8 x 7'8 (2.64m x 2.34m)

Internal door, wood effect laminate flooring, UPVC window to the rear aspect, ceiling downlights, radiator, power points.

## Bedroom 1

12'1 x 11' (3.68m x 3.35m)

Internal door, exposed timber flooring, UPVC window to the front aspect with radiator below enjoying an elevated vista to the front, recessed downlights, internal door to staircase leading to attic bedroom, power points.

## Stairs to attic room

Internal door from bedroom 1, window to side elevations, staircase to attic room.

## Attic room

14'4 x 8'7 (4.37m x 2.62m)

Window to side with radiator below, further Velux style window to rear with pleasant rural aspect, variety of low level eaves storage cupboards, light.

## Rear garden

Extensive rear garden with area of hard standing to rear elevations, path to side with high level gate to front, steps leading to an elevated area of lawn enclosed by mature conifer hedgerow to rear, specimen Chestnut tree and Rhododendrons, greenhouse over hard standing, specimen Oak tree.

## Parking

Parking space across the road from the property

## Services

Mains gas central heating system.

Private drainage - Septic tank.

Local Authority - Rother District Council. Band C.

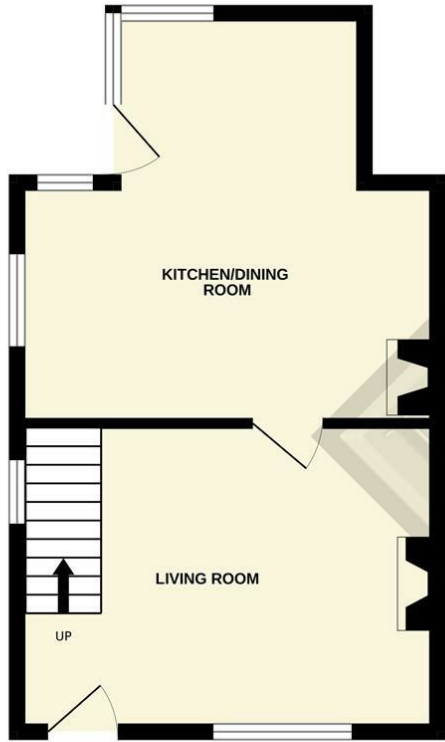
## Agents note

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.

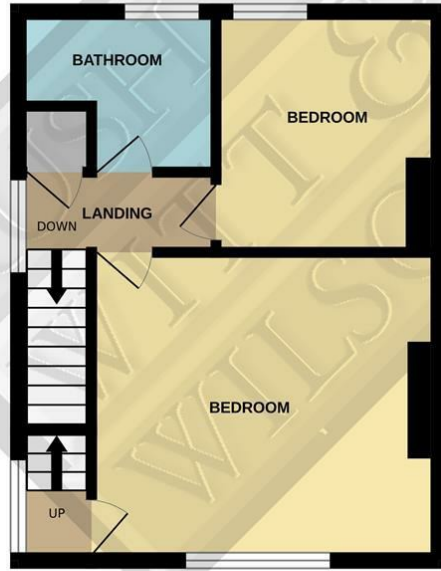




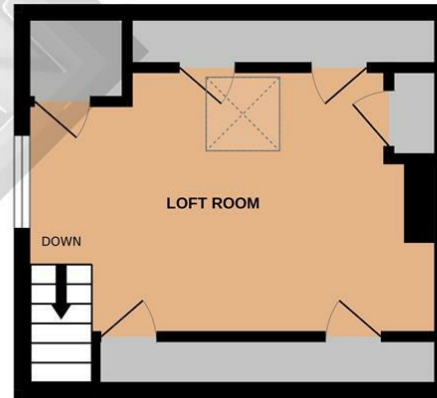
GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



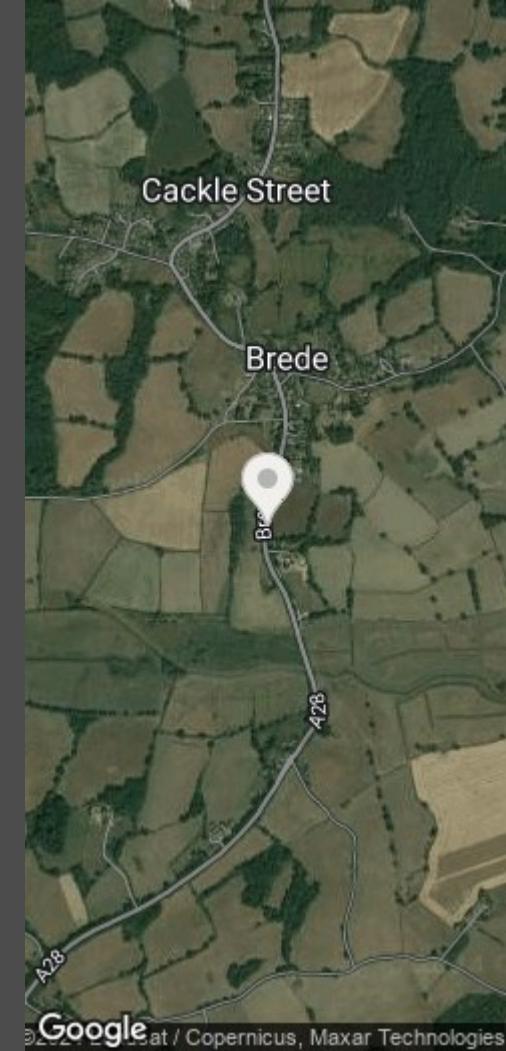
2ND FLOOR  
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100	100	A	A
37	100	B	A
	100	C	B
	100	D	C
	100	E	D
	100	F	E
	100	G	F
	100		G

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

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