



ESTATE AGENTS

**3, Pottery Close, Rye, TN31 6HE**

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**Offers In Excess Of £375,000**

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this DETACHED TWO DOUBLE BEDROOM BUNGALOW tucked away in this QUIET CUL DE SAC location in this sought after Village of BREDE.

Benefits of this property include gas central heating, double glazing (where stated) and whilst the property is IN NEED OF UPDATING, it was originally built as a three bedroom property, now arranged as a two bedroom with well proportioned accommodation comprising entrance vestibule, entrance hall, TRIPLE ASPECT LOUNGE/DINING ROOM, EXTENDED KITCHEN/BREAKFAST ROOM, TWO LARGE DOUBLE BEDROOMS in addition to a family bathroom with shower.

The property has a SPACIOUS ENTRANCE HALL that provides access to all the aforementioned rooms and provides ample storage also. There is a driveway providing OFF ROAD PARKING, GARAGE, and larger than average REAR GARDEN.

Although in need of updating, the property does represent a good opportunity for those seeking a bungalow or a PROJECT in this sought after village location. Call the owners agents to book your appointment to view to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE VESTIBULE**

Wooden partially glazed door opening to:

#### **ENTRANCE HALL**

Radiator, airing cupboard, large storage cupboard, smaller cupboard with shelving.

#### **LOUNGE-DINING ROOM**

21' max narrowing to 12'1 x 16'7 narrowing to 10' (6.40m max narrowing to 3.68m x 5.05m narrowing to 3.05m)

Triple aspect room with double glazed windows to both side and front elevations, fireplace, serving hatch through to kitchen, telephone point, television point.

#### **KITCHEN-BREAKFAST ROOM**

15'9 x 13'7 narrowing to 11'10 (4.80m x 4.14m narrowing to 3.61m)

In need of modernisation but offering a good space currently arranged with a range of eye and base level cupboards and drawers, with surfaces, four ring

electric hob, waist level oven and grill, inset drainer sink unit with mixer tap, space and plumbing for washing machine, tumble dryer and dishwasher in addition to a tall fridge/freezer, tile effect vinyl flooring, serving hatch through to Lounge/Dining Room, double glazed window to side aspect, further window with secondary glazing to front aspect, door providing access to garden, radiator.

#### **BEDROOM ONE**

18' narrowing to 8'1 x 15'1 max narrowing to 11'6 (5.49m narrowing to 2.46m x 4.60m max narrowing to 3.51m)

Two radiators, built in wardrobe, double glazed windows to front and rear aspects.

#### **BEDROOM TWO**

11'9 x 9'6 (3.58m x 2.90m)

Radiator, double glazed window to rear aspect.

#### **BATHROOM**

Bathtub with mixer tap and shower attachment, pedestal wash hand basin, walk-in shower enclosure, low level wc, double glazed window with obscure glass to side aspect, further single glazed wooden framed window with secondary glazed inserts to side aspect.

#### **FRONT GARDEN**

The property is set back from the road with an area laid to lawn, driveway providing off road parking for multiple vehicles, leading to a:

#### **INTEGRAL GARAGE**

Up and over door, power and light connected, loft hatch providing access to loft space, personal door to Lean-To located on the rear which then gives access to the rear garden.

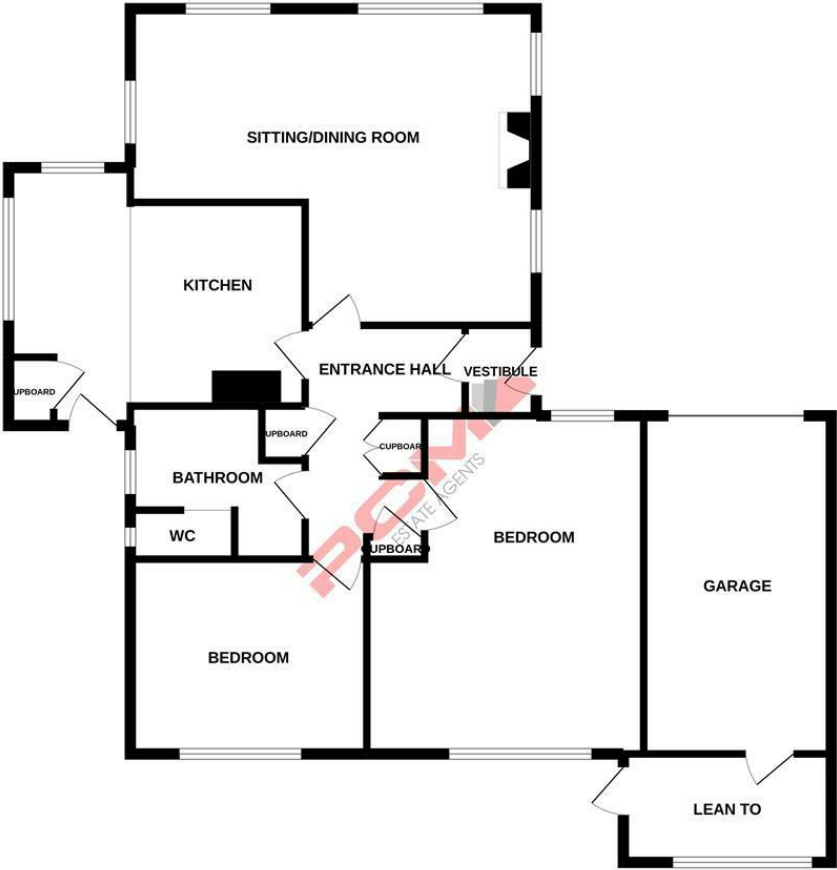
#### **REAR GARDEN**

Established rear garden with a number of fruit trees, hedged/fenced boundaries, several planting areas. The rear garden bootlegs behind neighbouring property to create further outdoor space and is considered to be one of the larger plots within the cul-de-sac, wooden shed, greenhouse.

Council Tax Band: D



GROUND 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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	