



ESTATE AGENTS

**Church Farm Bungalow, Cackle Street, Brede, TN31 6EB**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £400,000**



**\*\* GUIDE PRICE £400,000 to £425,000 \*\***

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE spacious THREE BEDROOM BUNAGLOW occupying its own plot with GARDENS EXTENDING TO THE FRONT, SIDE AND REAR ELEVATIONS. There are modern benefits including gas fired central heating, double glazing and well-proportioned accommodation.

Whilst the property is IN NEED OF SOME MODERNISATION it does present well to the market. The well-proportioned accommodation comprises a spacious entrance hall, LARGE 26ft LOUNGE-DINING ROOM with OPEN FIRE, kitchen, separate UTILITY, THREE DOUBLE BEDROOMS, bathroom with bath and shower and a SEPARATE WC.

Conveniently positioned within the popular Village of Brede, within easy reach by nearby link/ access roads into Rye, Battle and Westfield. There are popular schooling establishments within the area and a number of amenities within the village.

Viewing comes highly recommended, please call the owners agents now to schedule an appointment and avoid disappointment.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

With window to side opening into:

#### **SPACIOUS ENTRANCE HALL**

Wood laminate flooring, radiator, loft hatch providing access to loft space, doors opening to:

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

26'4 x 12' (8.03m x 3.66m)

Continuation of the wood laminate flooring, tiled fireplace with open fire, double radiator, single radiator, television point, serving hatch through to kitchen, two double glazed windows to rear aspect with views onto the garden.

#### **KITCHEN**

11'9 max x 10'8 max (3.58m max x 3.25m max )

Airing cupboard housing immersion heater, continuation of the wood laminate flooring, part tiled walls, radiator, serving hatch through to lounge-diner. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, four ring gas hob with oven below, inset drainer-sink unit, space for tall fridge freezer, double glazed window to rear aspect with views onto the garden, door to:

#### **UTILITY ROOM**

6'9 x 5'6 (2.06m x 1.68m)

Space and plumbing for washing machine, ceramic Belfast sink, part tiled walls, tiled flooring, wall mounted cupboards, double glazed window to rear aspect with views onto the garden, wooden partially glazed door opening to side providing access to the side garden which in turn provides access to the rear garden.

#### **BEDROOM**

12'9 x 11' (3.89m x 3.35m)

Measurement excludes door recess, radiator, double glazed window to front aspect.

#### **BEDROOM**

12'29' (3.66m' )

Built in double wardrobe, wood laminate flooring, radiator, double glazed window to front aspect.

#### **BEDROOM**

10'2 x 9'5 (3.10m x 2.87m )

Built in double wardrobe, radiator, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath, separate walk in shower, pedestal wash hand basin, radiator, part tiled walls, wood laminate flooring, double glazed window with pattern glass for privacy to side aspect.

#### **SEPARATE WC**

Low level wc, wood laminate flooring, double glazed window with obscured glass to side aspect.

#### **OUTSIDE**

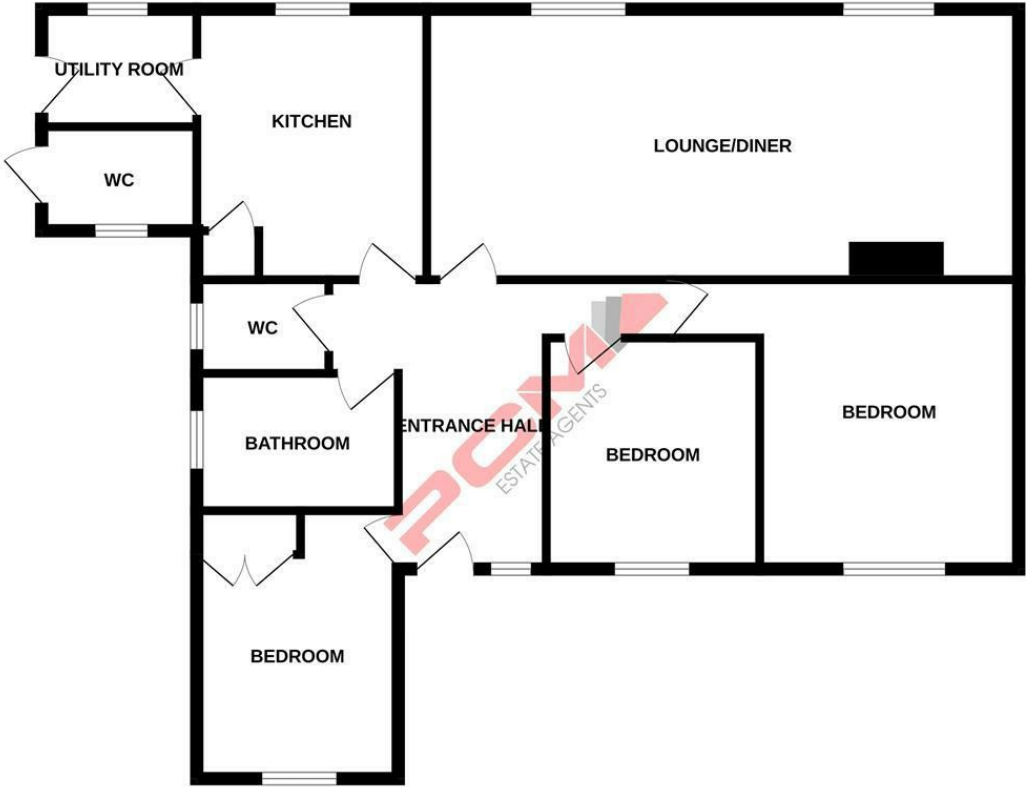
The property occupies a good sized plot set back from the road with a hedged boundary offering privacy from the road. There is a driveway providing off road parking for multiple vehicles and a further entry point with steps up and path leading to the front door.

The garden extends off the back and side elevations, is in need of some cultivation but offers plenty of outdoor space. There are fenced boundaries to the side and rear elevations but also open boundaries to allow access to walk around the plot of the bungalow.

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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