

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Potential	68
Current	90

Energy Efficiency Rating



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3 St Georges Cottages Chitcombe Road, Rye, TN31 6EX

# FLOORPLANS



2 Bedrooms   2 Receptions   2 Bathrooms   710.41 sq ft

Freehold

# £359,950

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## PROPERTY DETAILS

This beautifully presented two-bedroom mid-terrace cottage is located in the highly sought-after village of Broad Oak, enjoying a semi-rural setting with landscaped gardens that back onto private woodland and open fields. Extensively renovated in recent years, the property combines charming period features with high-quality modern finishes, making it ready to move straight into.

The accommodation begins with a welcoming porch that opens into a generous living room featuring a statement fireplace. To the rear of the home, an extended open-plan kitchen/diner offers a bright, versatile space for cooking, dining, and entertaining, with French doors opening directly onto the garden. The ground floor also includes a stylish bathroom with both a shower and a bath, the latter complete with a built-in TV, along with a useful utility cupboard.

On the first floor, there are two comfortable double bedrooms, with the principal bedroom benefiting from its own en-suite shower room.

The rear garden has been thoughtfully landscaped, featuring a paved patio area, a level lawn bordered by well-stocked flowerbeds. A gated rear access leads to parking for two cars and a detached garage.

The property further benefits from gas central heating, double glazing, and Lutron lighting throughout. Broad Oak offers a welcoming village atmosphere with a primary school, bakery, convenience store, and popular gastro pub nearby. For outdoor enthusiasts, the 647-acre Brede High Woods is within easy reach, offering a variety of scenic walking routes. The historic towns of Hastings, Battle, and Rye are all a short drive away, providing a wide selection of shops, restaurants, and leisure facilities.

W3W Location - [///visual.horseshoe.boxing](#)

W3W location for Parking - [///fearfully.crackling.title](#)



## ROOM DIMENSIONS

Front Door

Porch

Living Room  
18'4" x 11'10" (5.59 x 3.607)

Kitchen Diner  
21'8" (max) x 10'11" (6.61 (max) x 3.35)

Utility Cupboard

Bathroom

Stairs to Landing

Bedroom  
9'3" x 8'10" (2.84 x 2.71)

En-Suite Shower Room

Bedroom  
12'1" x 9'6" (3.70 x 2.90)

Rear Garden

Patio Area

Parking for Two Cars

Detached Garage

## FEATURES

- Terrace House
- Tastefully Renovated Throughout
- Extended Open Plan Kitchen/Diner
- Two Bathrooms
- Two Double Bedrooms
- Parking for Two Cars & Detached Garage
- Sought After Village Location
- Gas Central Heating & Double Glazed
- Lutron Lighting & Built in Speakers
- Patio & Landscaped Rear Garden

