

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated within a small modern development this is one of just three newly built homes. Located in Brede Village which has the benefit of a local shop, bakery and primary school with nursery. With Rye just a short drive away, enjoying picturesque cobbled streets teeming with independent shops, antiques stores, galleries and popular restaurants. Rye also offers great travel options with a mainline railway station offering links to the Ashford/St. Pancras high speed line.

Ground floor

This beautiful white shiplap home has been fitted with window shutters throughout. Constructed in 2021 the accommodation here is bright and spacious throughout offering well proportioned rooms. You enter in to a welcoming entrance hall with double doors leading through to the double aspect living room which benefits from a woodburning stove and patio doors opening to the rear garden.

The impressive kitchen diner sits to the front of the property measuring 15'8 x 11'0 and is fitted with high specification units housing integrated appliances. There is also a handy downstairs cloakroom, planning consent for a two storey extension (RR/2024/78P) and the property is being sold with no onward chain.

First floor

The first floor houses four well proportioned bedrooms, two of which enjoy modern en suite shower rooms, together with a family bathroom.

Outside

Externally the rear garden provides an excellent space to entertain with a large area of patio and a family friendly expanse of lawn with some mature trees. The Integral garage features an electric door, offering great storage space and rear access to the garden. Whilst to the front of the property the block pave driveway provides off road parking for multiple vehicles.

Additional information

Local Authority: Rother District Council. Council Tax Band F

Mains electricity, gas and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80 Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £515,000 Freehold

3 Lea Close, Brede, Rye, TN31 6FW



A detached 4 bedroom house forming part of 3 newly built homes with garage and garden located in the popular village of Brede.

- Detached family home • Four well proportioned bedrooms • Three bathrooms • Modern fitted kitchen • Integral garage • Off road parking • Private rear garden laid to lawn garden • Central and convenient village location • No onward chain • Planning consent for two storey extension RR/2024/78P



Directions: Approaching Broad Oak crossroad from Udimore road take a left down Cackle Street and proceed for approximately 0.7 miles and the property will be found on your right.

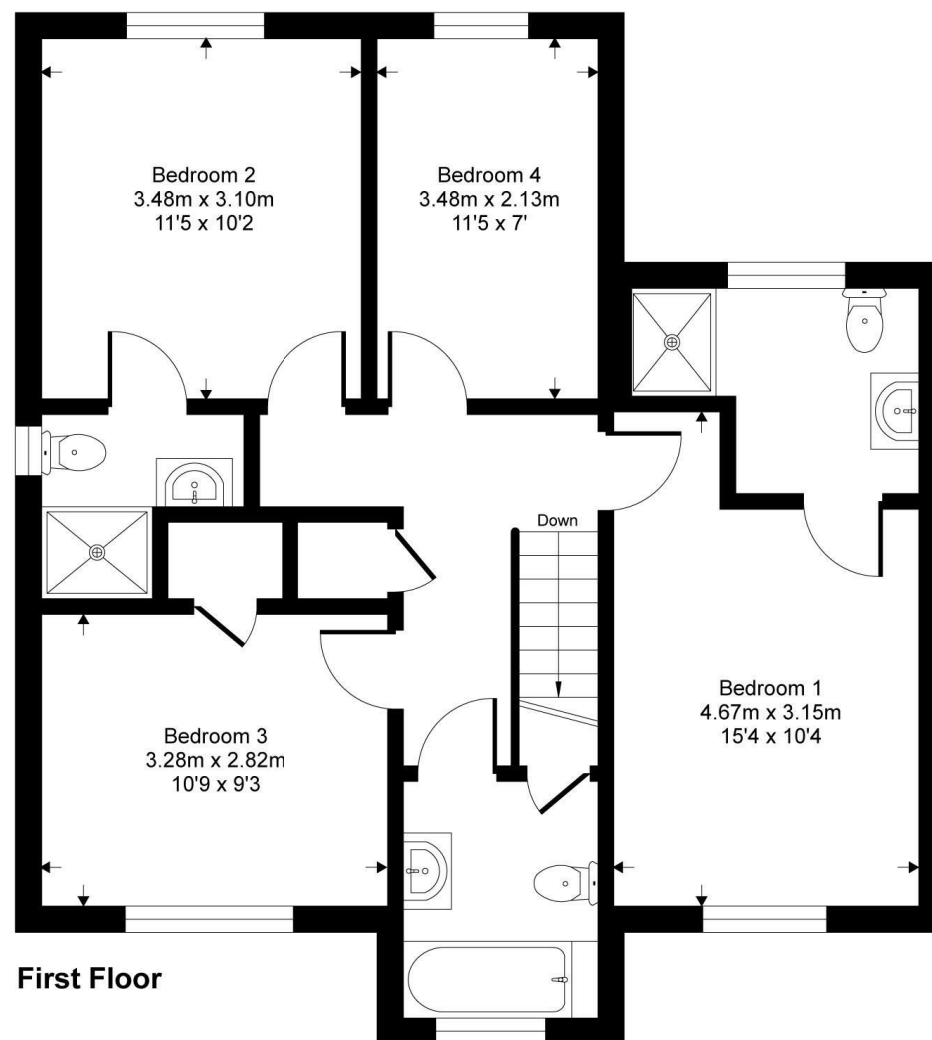
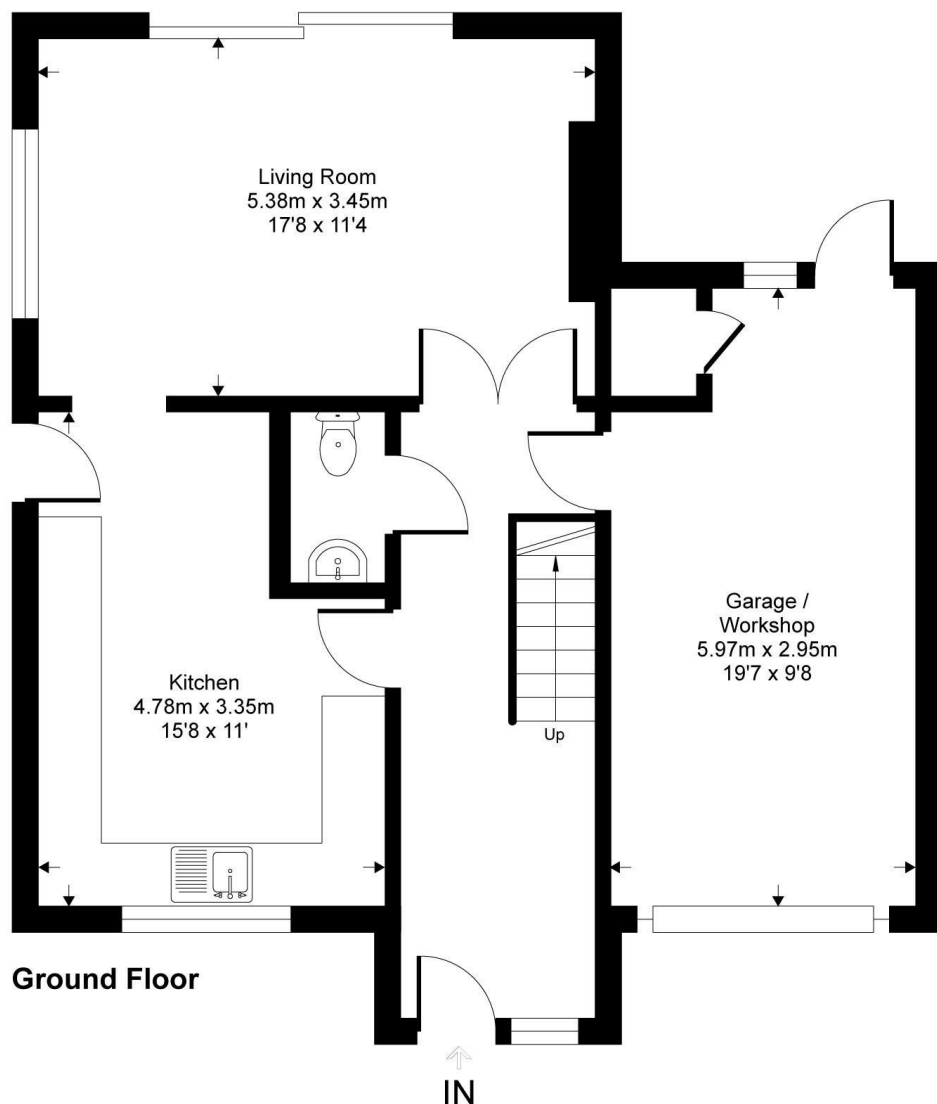
EPC: B

Local Authority: Rother District Council

Council Tax Band: F

3 Lea Close

Approximate Gross Internal Area = 114.1 sq m / 1229 sq ft
Approximate Garage / Workshop Internal Area = 17.5 sq m / 189 sq ft
Approximate Total Internal Area = 131.6 sq m / 1418 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk