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4 Springfield, Brede, Rye, East Sussex TN31 6EA

£265,000 freehold

A delightful mid terrace two bedroom cottage that is presented in excellent decorative order with double glazing, gas central heating and a wood burning stove all enjoying a delightful area of private garden with a detached summerhouse and views of the Brede Valley. Chain Free.

Mid-Terrace Cottage
 Views of Brede Valley

2 Bedrooms
 Chain Free

Delightful Gardens

Summerhouse and
 Greenhouse

Description

Viewing is essential of this attractive mid-terrace period property that retains character and charm with some exposed ceiling timbers but with the benefit of gas central heating and double glazing. The delightful accommodation provides a living room that wraps around a central fireplace with wood burning stove into the dining area that in turn connects to the kitchen. The ground floor bathroom has a shower over the bath and to the first floor are two bedrooms, one enjoying views over the garden and the other taking in views over the Brede Valley. A unique feature of the property is rear garden that provides a large area of level garden that offers a great deal of privacy with a detached summerhouse, potting shed and greenhouse. From the summerhouse there are views of the Brede Valley and the whole is situated in the centre of the village with nearby local amenities.

Directions

From Westfield, proceed up Brede Hill, passing the Red Lion public house where the property will be found shortly along on the right hand side, before reaching Pottery Lane.
What3Words: ///hormones.situates.slicing

THE ACCOMMODATION COMPRISES

Panelled UPVC door through to

ENTRANCE PORCH

with quarry tiled floor and glazed door to

LIVING ROOM

7' 4" x 9' 6" (2.24m x 2.90m) with windows to front, central fireplace with inset wood burning stove on a tiled hearth, exposed timbers and opening round to

DINING AREA

110' 4" x 9' 0" (33.63m x 2.74m) with stairs rising to the first floor landing, exposed ceiling timbers and a wide opening leading to



KITCHEN

10' 0" x 9' 6" (3.05m x 2.90m) with window to rear, recessed lighting, tiled floor and fitted with a range of base and wall mounted wood fronted kitchen cabinets incorporating cupboards and drawers with spaces for appliances, a large cupboard and a good sized area of tiled working surface with stainless steel sink with mixer tap and drainer. There is an extractor fan above the cooker space and an opening to the

REAR HALLWAY

6' 4" x 3' 0" (1.93m x 0.91m) with glazed door to rear, storage cupboard housing the fuseboard.

BATHROOM

5' 8" x 5' 8" (1.73m x 1.73m) with obscured window to rear, tiled floor and fitted with a white suite comprising a panelled bath with shower and shower screen, vanity sink unit, concealed cistern wc and a wall mounted heater as well as a radiator.

FIRST FLOOR LANDING

with loft access.

BEDROOM 1

10' 6" x 9' 1" (3.20m x 2.77m) with window taking in lovely rural views over the Brede Valley.



BEDROOM 2

9' 1" x 8' 3" (2.77m x 2.51m) with window taking in views of the garden to the rear, recessed shelving and cupboard housing the combination gas boiler.

OUTSIDE

To the front of the property a pedestrian gate leads to a pathway with a small area of enclosed garden laid to gravel with planted shrubs. To the rear is an area of paved patio and a wood store. From the rear a gate provides a right of way back round to the road behind the adjoining cottages and steps rise up to the garden with planted rockery to either side. The gardens are established, fence and hedge enclosed, being laid to lawn with a variety of fruit trees and established borders that provide a good deal of privacy with a small patio at the rear. The garden includes a large GREENHOUSE 12' 6" x 8' 3" (3.81m x 2.51m) fully glazed, and a SUMMERHOUSE 11' 5" x 10' 7" (3.48m x 3.23m) with power and light and a REAR STORE 8' 8" x 4' 4" (2.64m x 1.32m) with power and light, separate STORAGE CUPBOARD and an area of decking taking in views over the Brede Valley.



COUNCIL TAX

Rother District Council
Band B £2,054.38



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

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.