

# 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.

#### 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. Additionally there is planning for a two-storey annexe extension. Being sold with no onward chain.

#### Additional information

Local Authority: Rother District Council. Council Tax Band F

Mains electricity, gas and water. Mains drainage.

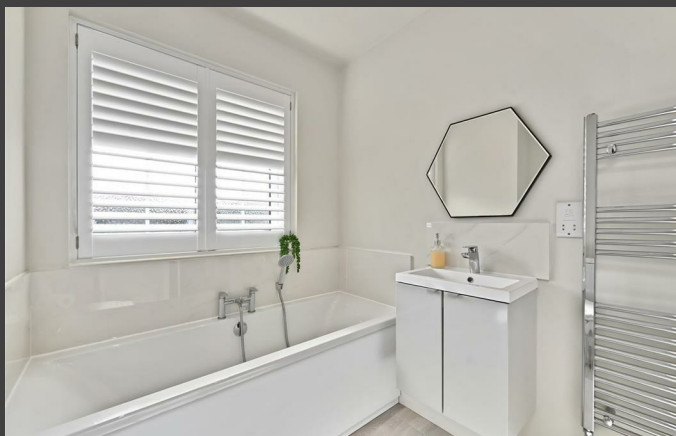
Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80 Mbps available. Source Ofcom

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

Offers In Excess Of £525,000 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
- Bright living room
- Modern fitted kitchen
- Integral garage
- Off road parking
- Laid to lawn garden
- Sought after Village location
- No onward chain



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

EPC: B

Local Authority: Rother District Council

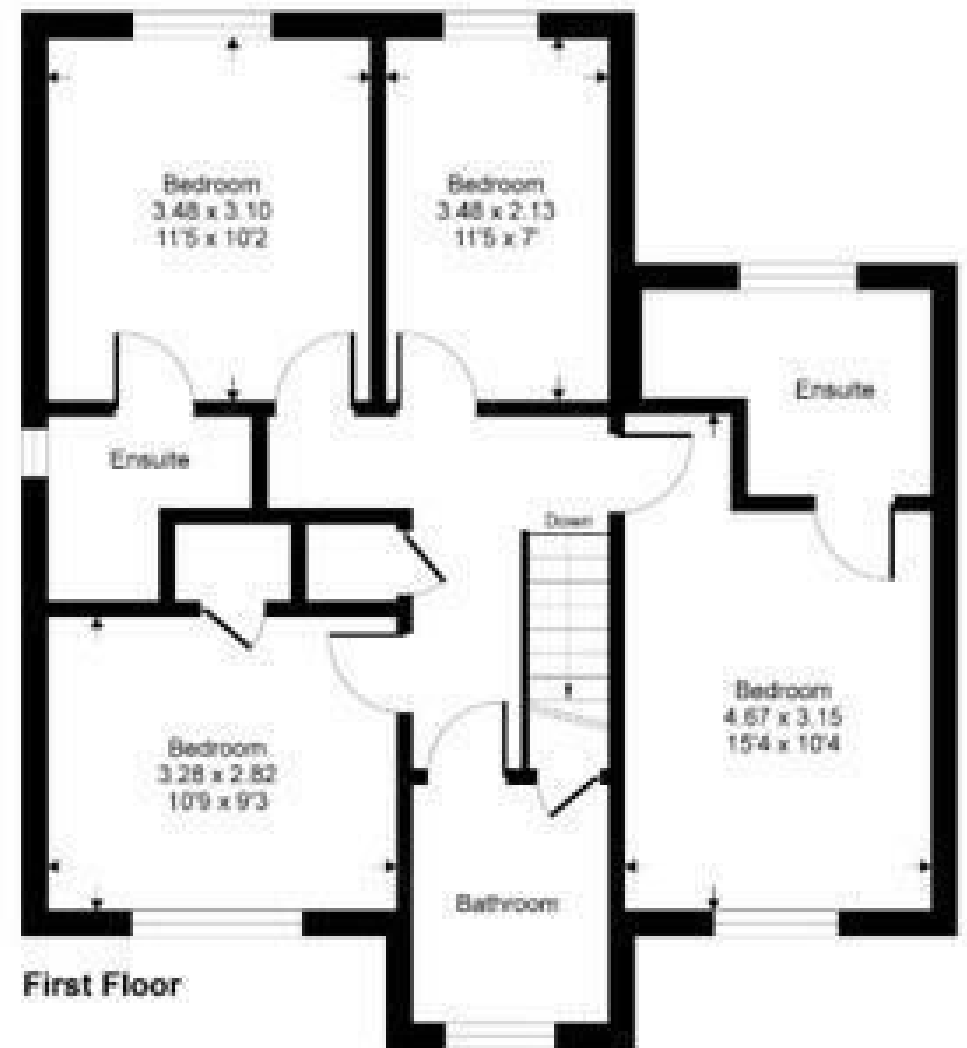
Council Tax Band: F

# Lea Close, TN31

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



Ground Floor



First Floor

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

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

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)