



Denham,  
Main Street, Peasmarsh, Rye, East Sussex TN31 6SU



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**Guide Price: £300,000 - £350,000**

**A two-bedroom detached bungalow conveniently situated in the heart of this popular and historic village within easy reach of all the local amenities. The property offers good size accommodation which is now in need of updating and modernisation and offers the potential for enlargement – subject to planning permission. A driveway to the front provides off road parking with access to the garage and the front and rear gardens are mainly lawned with mature plants and shrubs.**

- **Two-bedroom detached bungalow in a central village location**
- **Off park parking, garage and mature front and rear garden**
- **In need of updating and modernisation throughout**
- **Great potential for incoming buyers to make their own mark**
- **Scope for enlargement – subject to planning permission**
- **Cinque port towns of Rye and Tenterden within easy reach**
- **The coast is a short drive as is Camber Sands and Rye Harbour**
- **Rye station has connections to Ashford high-speed services to London St Pancras.**

**SITUATION:** Denham is convenient set in the heart of the pretty village of Peasmarsh, which is surrounded by wonderful countryside with miles of footpaths and walks to be found. The village itself offers a Jempson's independent supermarket, primary school, post office and two public houses, as well as the lovely Flackley Ash Hotel, which has health and spa facilities with memberships available. The nearby Cinque Port towns of Rye and Tenterden, offer a more comprehensive range of local day to day shopping, health, leisure and sporting facilities. In addition, there is a wide choice of schools in both the state and private sector nearby. The beautiful coast, which is only a short drive away, provides masses of leisure potential in the form of walking, water sports, cycling and fishing. The nearest station is at Rye, with connections to Ashford, which offers high speed services to London St Pancras.

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**Warner Gray**



**The accommodation comprises the following with approximate dimensions:**

Front door opening into the **ENTRANCE HALL** with doors to:

**SITTING ROOM** 14'10 x 10'11. Large window overlooking the front garden. Fireplace with tiled surrounds (not tested).

**KITCHEN / BREAKFAST ROOM** 14'9 x 10'9 max. Window to the rear garden. Sink unit with drainer. Tiled recess housing a stove (not tested to be in working order or otherwise). Built in cupboard housing hot water cylinder. Door to side porch.

**SIDE PORCH** Windows to the side and rear. Sliding door to garden. Access to the garage.

**BEDROOM 1** 12' x 10'11. Window overlooking the front garden.

**BEDROOM 2** 10'9 x 10'2. Window overlooking the rear garden.

**BATHROOM** Bath and wash hand basin. Window to rear.

**SEPARATE W.C.** Window to rear.

**OUTSIDE** A driveway to the front provides off road parking and leads to the **GARAGE** 15'1 x 9'1 maximum. The front garden is mainly lawn with pathway leading to front door and access at the side with a couple of steps up to the rear garden which is mainly lawned with a garden shed.

**SERVICES** Mains water, electricity and drainage.

Electric heaters. EPC : F

Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order.

**LOCAL AUTHORITY** : Rother District council Location Finder : what3words ///happier.incomes.twee



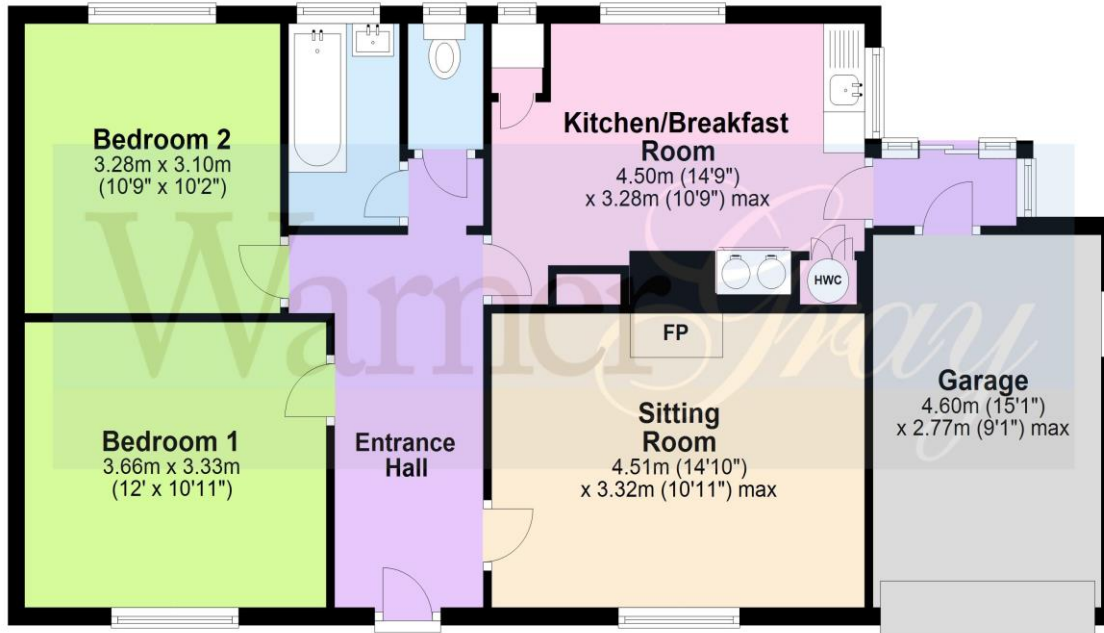
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## Floor Plan

Approx. 82.7 sq. metres (890.4 sq. feet)



Total area: approx. 82.7 sq. metres (890.4 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings. Plan produced using PlanUp.

