

Warner *Gray*



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

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Offers in excess of £425,000

Enjoying a prime location in the heart of this picturesque village, this beautifully presented detached two bedroom bungalow has been recently renovated and modernised to an exacting standard throughout.

From the moment you step inside, you'll be welcomed by fresh, stylish décor creating an immediate sense of light and space designed to combine modern living with comfortable family life, whilst the elegant wall panelling, wooden flooring and cladding and traditional style radiators add charm and character.

The property also boasts a superbly fitted kitchen, a contemporary bath / shower room, new gas central heating, and quality fixtures and fittings, every detail has been carefully considered. With no onward chain, this exceptional property offers an ideal opportunity to allow its next owners to move straight in.

Outside, the property is equally impressive, the landscaped front garden further enhances the kerb appeal complemented by a driveway, parking and attached garage, whilst to the rear a generous decked terrace provides a perfect place to relax overlooking the rear lawned garden.

Conveniently set in the centre of this historic village of Peasmarsh offering local amenities including a primary school, Jempsons superstore and the Flackley Ash Spa and Hotel and being only a short drive from the cinque port town of Rye in the High Weald Area of Outstanding Natural Beauty.

SITUATION : Peasmarsh is a popular rural village with good local amenities including a 13th century parish church, a well known supermarket, primary school, post office and two public houses as well as the boutique Flackley Ash Hotel which has health and spa facilities.

The nearby Cinque Port towns of Rye with it's cobbled lanes, medieval fortifications, period buildings and beautiful parish church, is rich in history yet wonderfully alive with culture and offers everything needed for modern living, including a wide range of shops, health services and leisure facilities. It has also become a thriving hub for the arts, with numerous galleries, independent craft shops, the much-loved annual Rye Arts and International Jazz Festival, and a stylish two-screen Kino cinema.

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 St Pancras

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A traditional style **Storm Porch** and front door opens into the welcoming **Entrance Hall** with space for coats and shoes with doors to all the rooms. Loft hatch.

The **Sitting Room** is a lovely room with a window overlooking the front garden. A contemporary woodburning stove provides an ideal focal point whilst the wooden flooring and stylish wall panelling add character and charm.

The newly fitted **Kitchen/Breakfast Room** is well appointed with a range of work surfaces incorporating an inset butler sink with drainer and mixer tap, together with an excellent selection of fitted base cupboards, drawers, and matching wall-mounted units. Integrated appliances include a hob with an oven below, dishwasher and a fridge/freezer, with additional space for further appliances. Useful recessed display shelving and a walk-in pantry adds both practicality and character. A window overlooks the rear garden, while a convenient door provides access to the side garden. Offering ample space for both cooking and informal dining, this is an ideal room for everyday family life and entertaining.

Bedroom 1 has a window to the front with attractive Georgian style panelling. Wooden flooring.

Bedroom 2 with window to the rear garden and wood cladding to one wall as a feature wall. Wooden flooring.

These two double bedrooms are served by a spacious **Bathroom** fitted with a brand-new contemporary white suite comprising low level w.c. wash hand basin, bath with shower screen and raindrop showerhead. Heated towel rail

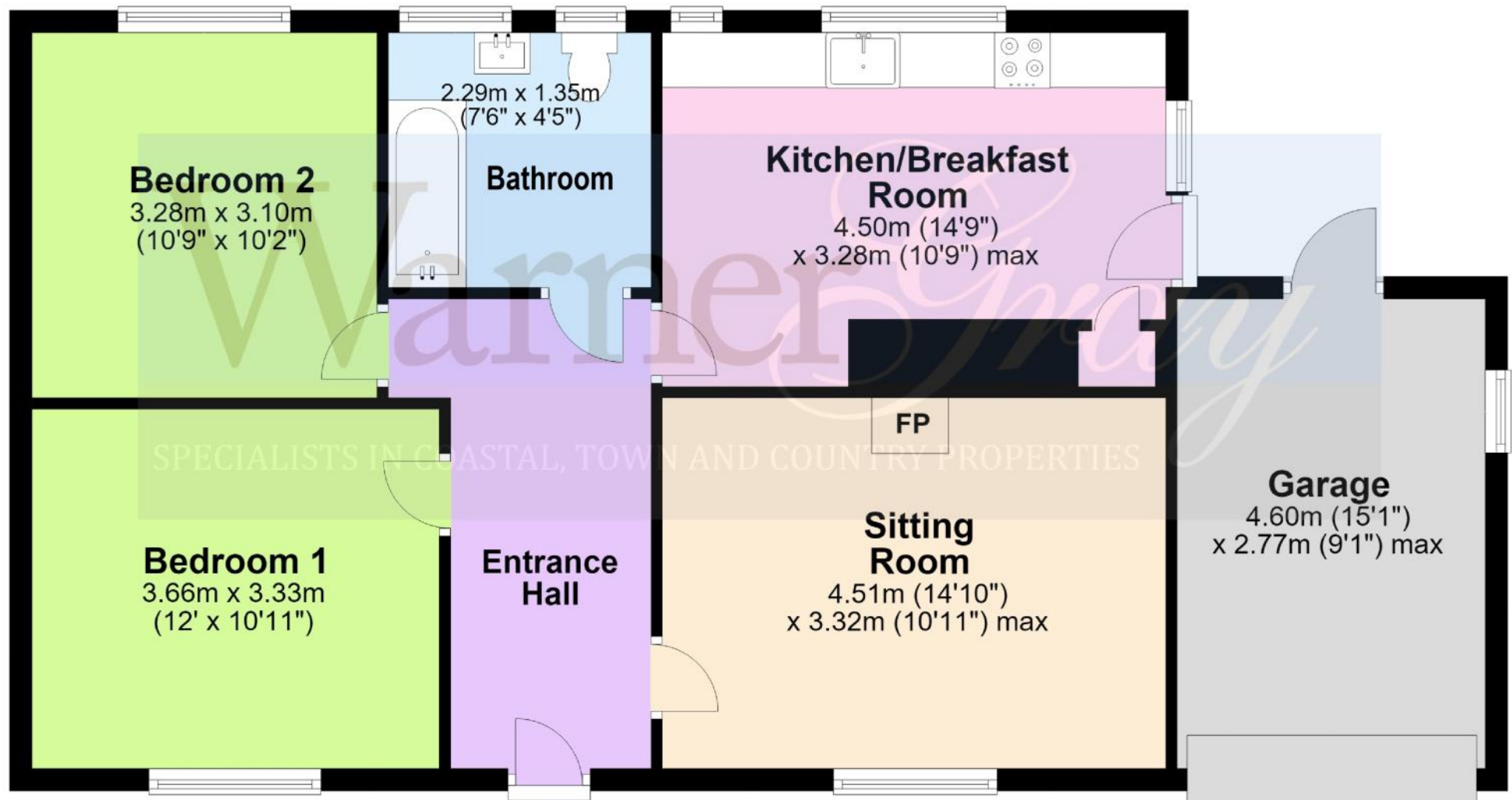
Outside To the front of the property, a driveway provides off-road parking and leads to the single attached garage, which is equipped with both light and power. The attractively landscaped front garden has been laid to lawn and is complemented by a variety of shrubs and plants, while a newly created pathway creates an inviting approach to the front entrance. The recently landscaped rear and side gardens offer an ideal outdoor space, featuring a generous terrace ideal for al fresco dining and entertaining during the warmer months. The terrace overlooks a well-maintained lawn bordered by an attractive selection of established plants and shrubs.

SERVICES Mains water, electricity, gas and drainage. Gas central heating. EPC Rating __ Local Authority : Rother District Council.



Floor Plan

Approx. 78.6 sq. metres (846.4 sq. feet)



Total area: approx. 78.6 sq. metres (846.4 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



