



Property Valuations and Comparisons

prepared for

Persimmon Homes South East



sales@douglasmoloney.com

The Village Green, Main Street, Northam
East Sussex, TN31 6ND



lettings@douglasmoloney.com

**COMPARABLE PROPERTIES SOLD / SALE AGREED
BY
DOUGLAS MOLONEY & PARTNERS, NORTHIAM**

15 Farleys Way, Peasmarsh.	Exch'd July 15	£184,950	632sq ft
Cripps Cottage, Cripps Corner.	Sold Nov 14	£197,000	644sq ft
5 Pond Close, Broad Oak.	Agreed May 15	£200,000	801sq ft
58 New Moorsite, Westfield	Sold May 14	£175,000	839sq ft
The Willows, Northiam	Sold June 15	£227,000	909sq ft
5 Farm Gardens, Peasmarsh	Sold June 15	£239,950	1007sq ft
52 Oakhill Drive, Broad Oak	Sold May 15	£185,000	1011sq ft
6 Monks Way, Northiam.	Sold Dec 14	£267,000	1029sq ft
Dewmory, Northiam	Sold Jan 14	£235,000	1034sq ft
21 Maytham Rd Rolvenden	Sold Sept 14	£249,000	1043sq ft
8 The Martlets, Broad Oak	Sold April 14	£228,000	1052sq ft
1 Oakfield Cottages	Sold July 14	£290,000	1131sq ft
1 Copthall, Newenden	Sold Dec 14	£249,950	1213sq ft
1 Hollow Cottages, Northiam	Sold June 15	£365,000	1219sq ft *
Alpha Place, Broad Oak	Sold Aug 14	£372,000	1591sq ft
Plot 1 Mons Calpe, Broad Oak	Sold March 14	£399,950	1867sq ft *
7 Willowbank, Robertsbridge.	Sold Sept 14	£425,000	2024sq ft
Plot 2 Mons Calpe, Broad Oak	Sold April 14	£440,000	2169sq

*new build



HONEYSUCKLE COTTAGE

15 FARLEYS WAY

PEASMARSH, NR. RYE

EAST SUSSEX TN31 6PZ

PRICE GUIDE £184,950

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HONEYSUCKLE COTTAGE
15 FARLEYS WAY
PEASMARSH, NR. RYE
EAST SUSSEX
TN31 6PZ

PRICE GUIDE £184,950

GOOD ORDER THROUGHOUT
2 BEDROOMS
2 BATH & SHOWER ROOMS
ENCLOSED REAR GARDEN
GARAGE
EXCELLENT RENTAL POTENTIAL

VIEWING RECOMMENDED

AN ATTRACTIVE 'MEWS' STYLE TERRACED HOUSE IN
SOUGHTAFTER VILLAGE LOCATION. WELL PRESENTED
LIGHT AND AIRY ACCOMMODATION COMPRISING
ENTRANCE HALL, RECEPTION ROOM, KITCHEN/
DINING ROOM, MASTER BEDROOM WITH EN-SUITE
SHOWER ROOM, SECOND BEDROOM, BATHROOM.
ENCLOSED REAR GARDEN WITH DECKED TERRACE,
GARAGE IN SEPARATE BLOCK. GFCH. EXCELLENT
FIRST TIME BUY OR BUY TO LET INVESTMENT

VIEWING BY
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01797 253000

Entrance hall. Reception Room. Kitchen/dining room. Bedroom one with en suite shower room. Bedroom two. Family bath and shower room. Small front garden. Enclosed rear garden with raised decked terrace. Garage in block nearby. Extra parking. Gas fired central heating. UPVC double glazed windows and doors.

Paved pathway with canopied porch to UPVC part obscure glazed door to

ENTRANCE HALL: Stairs to first floor landing with wooden painted handrail. Wood effect laminate floor. Cloaks hooks. Painted panelled door to

RECEPTION ROOM: 14'11 x 8'10 UPVC double glazed window with Georgian casement grille to the front. Wood effect laminate floor. TV point. BT point. Painted panelled door to

KITCHEN/DINING ROOM: 13'7 x 9'7 UPVC double glazed window with Georgian casement grille overlooking the rear garden. Sliding door with matching panel to side leading out to the rear decked terrace with vertical blind. Fitted with L-shaped range of wooden panelled base and wall units with neutral roll edged laminate worktop over inset with 1 ½ bowl single drainer sink unit with mixer tap. Creda four ring gas hob with matching fan assisted electric oven below and extractor above. Space for upright fridge freezer. Plumbing for washing machine. Tiled splash backs. Two four-light spot tracks. Ceramic tiled floor. Painted panelled door to large storage cupboard with cloaks hooks.



Stairs to FIRST FLOOR LANDING. Matching painted panelled doors to all rooms. Loft hatch. Door to AIRING CUPBOARD with slatted shelved storage. Smoke alarm. Gas fired Combi boiler in loft space servicing hot water and central heating.

BEDROOM ONE: 11'6 x 10'5 max Twin UPVC double glazed windows with Georgian casement grille and horizontal blinds to the front. Double doored wardrobe cupboard with hanging rail. TV point. Door to EN SUITE SHOWER ROOM. Obscure double glazed UPVC window with Georgian casement grille to the front with horizontal blind. White suite comprising WC with matching seat, pedestal mounted wash hand basin with tiled splash back and glass shelf over. Fully tiled corner shower cubicle. Vinyl floor. Greenwood AirVac extractor.

BEDROOM TWO: 9'10 x 7'2 UPVC double glazed window with Georgian casement grille to the rear. Double doored wardrobe cupboard with hanging rail and shelf.

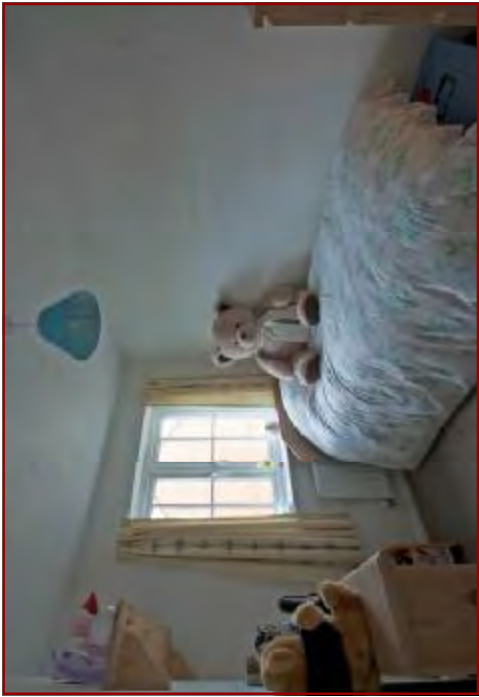
FAMILY BATHROOM: Obscure double glazed UPVC window with blind to the rear. White suite comprising WC, pedestal mounted wash hand basin, bath with central telephone shower set into tiled recess. Vinyl floor. Greenwood AirVac extractor.

OUTSIDE: The property is approached via paved pathway with small picket fenced edged lawn and planted shrubs. The rear garden is completely enclosed by full height panelled fencing with access gate to rear pathway. Elevated area of decked terrace. Outside tap. Step down to level lawn with central path and further corner area of terracing. There is a single garage a short distance away. Further visitors parking to the front of the property.

SERVICES: All mains services are connected. Gas fired central heating.

DIRECTIONS: From our Northiam Office proceed in a southerly direction taking the first left hand turning. Continue through Beckley village and upon reaching the mini-roundabout turn right towards Rye. Continue for approximately 2 miles turning right into Farleys Way. Take the second branch on the left and number 15 will found on the left hand side of the road shortly before the head of the cul de sac.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	75	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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DOUGLAS MOLONEY AND PARTNERS
THE VILLAGE GREEN
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Cripps Cottage
Cripps Corner
Robertsbridge
East Sussex
TN32 5QS

Price Guide £199,950

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Viewing highly recommended!
An attractive single storey unlisted period cottage in semi-rural location considered highly suitable as main residence or second home/investment, benefitting from surprisingly spacious, flexible accommodation. 2/3 Bedrooms. Reception with inglenook fireplace. Kitchen/dining room. Shower room. Off road parking. Front garden. Enclosed rear garden. Views. Planning permission for extension to the rear.

Wooden painted door to ENTRANCE PORCH. Wooden double glazed windows to both sides. Wood panelled walls and ceilings. Inset ceiling light. Vinyl floor. Wooden part obscure door to

RECEPTION ROOM: 14'9 x 9'9 max Wooden double glazed window enjoying extensive countryside views to the front. Large inglenook fireplace with bressumer beam over. Basket for open fire on exposed brick hearth. Log storage niches to both sides. TV point. Coved ceiling. Four light spot track. Unidare wall mounted electric heater. Painted cottage door to bedroom two. Matching painted cottage door to

KITCHEN/BREAKFAST ROOM: 14'5 x 11'6 max Wooden double glazed window enjoying views over the rear garden. Fitted with range of cream panelled base and wall units with roll edged laminate worktop over inset with single bowl single drainer polycarbonate sink unit. Four ring electric hob with electric fan assisted oven below. Space for upright fridge/freezer. Door to AIRING CUPBOARD housing hot water tank with slatted shelves. Cast iron multi-fuel stove with back boiler servicing hot water and central heating on exposed brick hearth. Tiled surround. Wall mounted glazed cupboard with display shelf alongside. Plate rack. Unidare wall mounted electric heater. Vinyl floor. Door to bedroom three/study. Door to

BEDROOM ONE: 11'3 x 8'4 Double aspect room with wooden double glazed window to side. Matching window enjoying views over the rear garden both with horizontal blinds. Coved ceiling. Two wall light points. Opening to WALK IN WARDROBE/DRESSING

AREA with matching wooden double glazed window with horizontal blind to the rear, hanging rails and shelves. Inset ceiling light. Coved ceiling.

From the kitchen door to

REAR LOBBY: Part obscure glazed wooden door leading out to the rear garden. Door to STORAGE CUPBOARD. Area of granite effect roll edged laminate worktop with plumbing for washing machine below. Unidare wall mounted electric heater. Cloaks hooks. Vinyl floor. Inset ceiling lighting. Smoke alarm. Door to SHOWER ROOM. Wooden obscure double glazed window to side. White suite comprising WC with wooden seat, pedestal mounted wash hand basin with double doored vanity unit below. Double shower. Fully tiled walls. Glass shelf. Light/shaver point. Coved ceiling. Ceramic tiled floor.

From sitting room:

BEDROOM TWO: 11'2 x 8'8 Wooden double glazed window enjoying views over countryside beyond. Coved ceiling. Unidare wall mounted electric heater.

From kitchen/dining room:

RECEPTION TWO/SINGLE BEDROOM THREE: 11' x 6' Wooden double glazed window to side. Coved ceiling. Shelves.



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Ground Floor
Approx. 59.8 sq. metres (643.9 sq. feet)



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5 POND CLOSE

BROAD OAK

BREDE, NR. RYE

EAST SUSSEX TN31 6DR PRICE GUIDE £205,000

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5 POND CLOSE

BROAD OAK

BREDE, NR. RYDE

EAST SUSSEX

TN31 6DR

PRICE GUIDE £205,000

SCOPE FOR IMPROVEMENT & UPDATE

2 BEDROOMS

1 RECEPTION ROOM

MATURE AND ENCLOSED GARDENS

ATTACHED GARAGE

SPACIOUS OFF ROAD PARKING AREA TO FRONT

VIEWING RECOMMENDED

A SEMI DETACHED 2 BEDROOM BUNGALOW IN A
QUIET RESIDENTIAL LOCATION, WITH SCOPE TO
IMPROVE AND UPDATE. CURRENTLY COMPRISING
RECEPTION/DINING ROOM, KITCHEN, 2 BEDROOMS
AND BATHROOM. SINGLE GARAGE AND OFF STREET
PARKING. FRONT AND REAR GARDENS. GAS FIRED
CENTRAL HEATING.

ENTRANCE HALL. RECEPTION/DINING ROOM. KITCHEN. TWO BEDROOMS. BATHROOM. FRONT GARDEN. OFF ROAD PARKING
FOR TWO VEHICLES. ATTACHED SINGLE GARAGE. COVERED WALKWAY LEADING TO REAR GARDEN. GREENHOUSE.

Double obscure glazed front door to

L-SHAPED ENTRANCE HALL: Wooden doors to all rooms. Loft hatch. Door to AIRING CUPBOARD housing hot water tank with
immersion heater and slatted shelves over.

Wooden obscure glazed casement door to

RECEPTION/DINING ROOM: 18' 3 x 11' 11 Log effect gas fire on tiled hearth. TV point. Covered ceiling. Wood effect double glazed
doors with matching panels to both sides leading out to the rear garden.

KITCHEN: 10'6 x 10' Window with secondary double glazing enjoying views to the front. Fitted with range of hessian effect wood
edged base and wall units with roll edged laminate worktop over. Inset with single bowl single drainer stainless steel sink unit. Gas
cooker point. Tiled splash backs. Plumbing for washing machine and space for under counter fridge and freezer. Coved ceiling.
Fluorescent tube lighting. Potterton Suprema gas fired boiler servicing hot water and central heating. Wooden part glazed door
leading out to the covered walkway. UPVC double glazed door to the front and matching door to the rear.



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BEDROOM ONE: 12' x 12' Window with secondary double glazing enjoying views over the rear garden. Range of three double doored wardrobe cupboards with hanging rail, shelves and matching cupboards above. Coved ceiling.

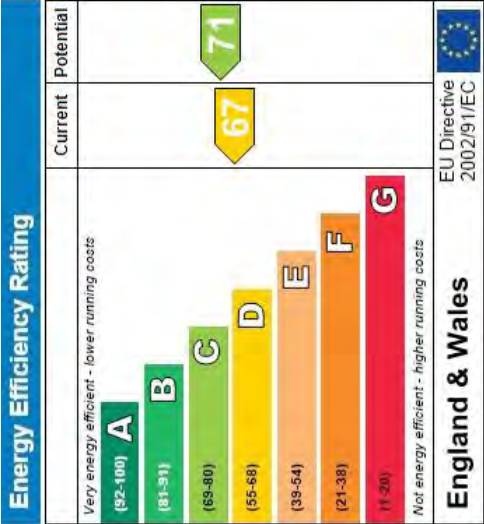
BATHROOM: Aluminium double glazed window to the front. Obscure glazed. Coloured suite comprising WC with matching seat, pedestal mounted wash hand basin, panelled bath with Saviour shower over. Part tiled walls. Wall mounted electric heater.

BEDROOM TWO: 10' x 9' 10 Window with secondary double glazing overlooking the front. Coved ceiling.

OUTSIDE: The front garden is mainly laid to open plan level lawn with driveway providing pathway for two vehicles and giving access to the LINK DETACHED GARAGE with up and over door to the front and wooden window to the rear. Covered walkway with access to the rear garden with part covered paved terrace, area of level lawn with paved pathway leading to central GREENHOUSE. Panel fenced to all three sides with tree lined back drop. Established and well planted beds and borders. TIMBER GARDEN STORE.

SERVICES: All mains services are connected. Gas fired central heating.

DIRECTIONS: From our Northiam office proceed in a southerly direction for 3.2 miles turning left at Broad Oak cross roads towards Rye. Take the first left hand turning into Reedswood Road and the first left hand turning into Pond Close where number 5 will be found on the left hand side of the road.





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58 NEW MOORSITE

WESTFIELD

EAST SUSSEX

TN35 4QP PRICE GUIDE £175,000 DRAFT DETAILS

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58 NEW MOORSITE

WESTFIELD

EAST SUSSEX

TN35 4QP

PRICE GUIDE £175,000

3 BEDROOMS

MODERN KITCHEN

WELL PRESENTED

DOUBLE RECEPTION ROOM

ENCLOSED GARDEN

TWO OFF ROAD PARKING SPACES

CHAIN FREE

'CHAIN FREE'

An attractive immaculately presented 3 bedroom mid-terrace family home within the Claverham School catchment area and close to village amenities. Reception/dining room, kitchen, three bedrooms. Family bath/shower room. Two parking spaces. Rear garden. Replacement windows and doors. GFCH. Viewing highly recommended.

ENTRANCE HALL. DOUBLE RECEPTION/DINING ROOM. KITCHEN. FIRST FLOOR LANDING. TWO DOUBLE BEDROOMS. SINGLE BEDROOM THREE. FAMILY BATH AND SHOWER ROOM. FRONT COURTYARD WITH PARKING FOR ONE VEHICLE. REAR GARDEN. TIMBER GARDEN SHED. FURTHER PARKING SPACE TO THE REAR OF THE PROPERTY. REPLACEMENT WINDOWS AND DOORS. NEWLY INSTALLED GAS FIRED BOILER.

Canopied porch with outside light. Wood effect UPVC double glazed door to

ENTRANCE HALL: Stairs with wooden handrail to first floor with laminate floor. Oak part glazed door to

RECEPTION/DINING ROOM: 24'10 x 12'5 max L-shaped room. UPVC double glazed window to the front (throughout the house). Coved ceiling. Wood laminate floor. Oak door to UNDERSTAIRS STORAGE CUPBOARD with light. Archway looking through to kitchen. Oak part glazed door to

KITCHEN: 10'6 x 8'9 Window with roller blind enjoying views over the rear garden. Part glazed door with cat flap leading out to the garden. Fitted with U-shaped range of

'maple' base and wall units with roll edged laminate worktop over inset with single bowl single drainer stainless steel sink unit. Plumbing for washing machine. Space for slimline dishwasher. Gas cooker point with extractor over. Space for upright fridge freezer. Tiled splash backs. Inset ceiling lighting. Linoleum floor. Newly installed Ideal Logic Heat 15 gas fired boiler servicing hot water and central heating.

FIRST FLOOR LANDING - Matching painted doors to all rooms. Coved ceiling. Smoke alarm. Loft hatch with ladder to partially boarded storage space.

BEDROOM ONE: 10'7 x 9'4 Window to the rear. Coved ceiling TV point.



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BEDROOM TWO: 11'6 x 9'1 max Two windows to the front. Coved ceiling. Door to OVERSTAIRS AIRING CUPBOARD housing hot water tank with slatted shelves. BT point.

FAMILY BATH/SHOWER ROOM: Contemporary style white suite comprising WC with matching seat, pedestal mounted wash hand basin with tiled splash back, shower bath with curved glass shower screen to side set into fully tiled surround. Wilts extractor. Cushioned vinyl floor. White ladder style towel rail.

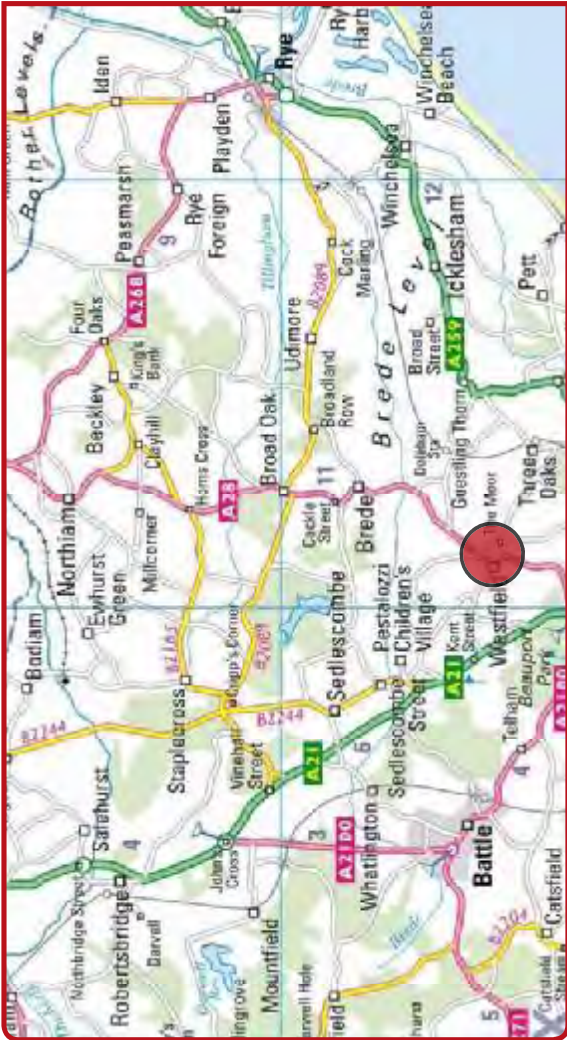
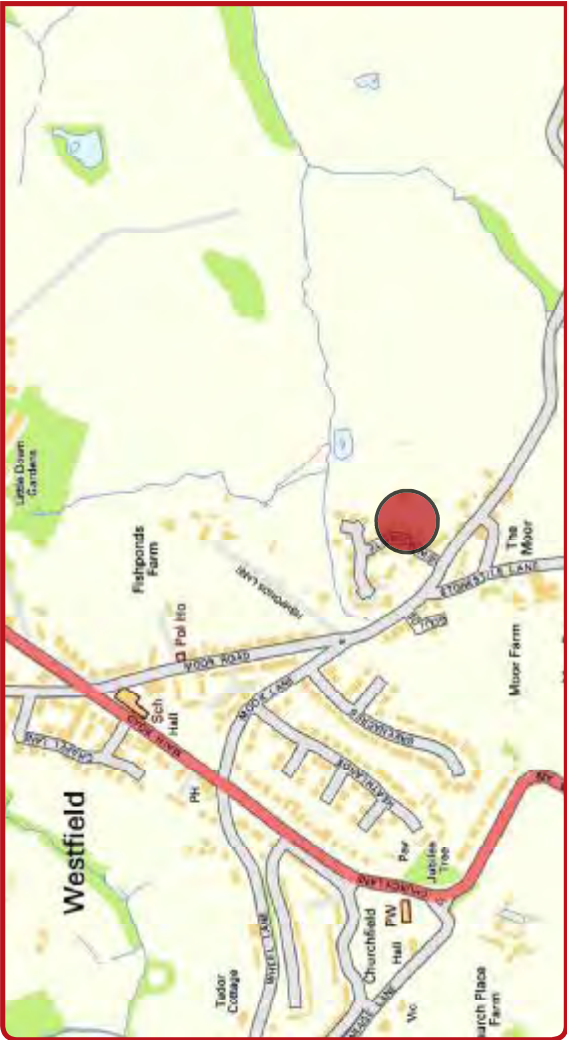
SINGLE BEDROOM THREE: 9'4 x 7'3 Coved ceiling. Sun tube.

OUTSIDE: The property is approached from the front over brick laid courtyard providing parking for one vehicle and giving access to the front door. The rear garden is mainly laid to level lawn with fencing to both sides. TIMBER GARDEN SHED. Panel fenced rear boundary with wooden gate giving access to courtyard to the rear with one further parking space accessed via roadway to the side of the property.

SERVICES: All mains services are connected. Gas fired central heating.

DIRECTIONS: From our Northiam Office proceed in a southerly direction for approximately 6.5 miles into the village of Westfield. Turn left into Workhouse Lane at the small crossroads and continue to the end. Bear left and after a short distance turn left again into New Moorside. Number 58 will be found on the right hand side after a short distance marked by our 'For Sale' board.

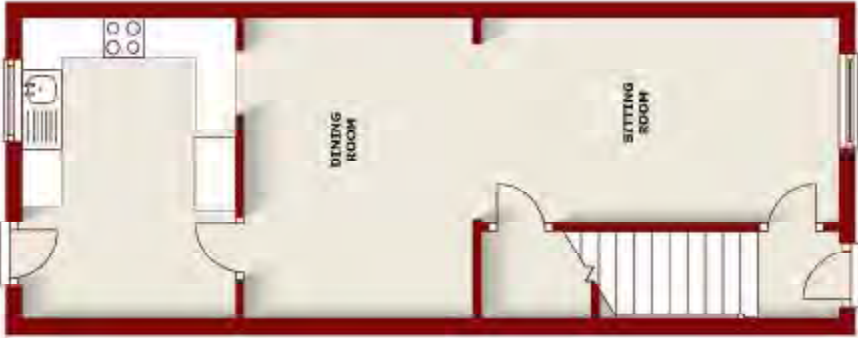




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GROUND FLOOR

APPROX. 28'6 3/4" FEET (8.71'9 3/4" MET.)



FIRST FLOOR

APPROX. 28'2 3/4" FEET (8.61'3 3/4" MET.)



DOUGLAS MOLONEY AND PARTNERS
THE VILLAGE GREEN
MAIN STREET
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THE WILLOWS

MAIN STREET

NORTHIAM

EAST SUSSEX TN31 6LS PRICE GUIDE £245,000

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THE WILLOWS
MAIN STREET
NORTHAM
EAST SUSSEX
TN31 6LS

PRICE GUIDE £245,000

POTENTIAL TO IMPROVE AND RENOVATE

PERIOD SEMI DETACHED

3 BEDROOMS

CENTRAL VILLAGE LOCATION

GOOD SIZE GARDEN

NO CHAIN

A centrally located semi detached house, adjoining the village recreation field offering excellent potential for refurbishment and upgrading, including conversion of lower ground floor. Accommodation currently comprising 2 reception rooms, kitchen, 3 bedrooms, upstairs bathroom, lower ground floor with cloakroom. Small front garden. Large rear garden. Gas fired central heating. Replacement doors and windows. Chain free. Awaiting EPC rating.

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ENTRANCE HALL. RECEPTION ONE/SITTING ROOM. KITCHEN. STAIRS DOWN TO LOWER GROUND FLOOR. RECEPTION TWO/DINING ROOM. THREE FIRST FLOOR BEDROOMS. FAMILY BATHROOM. SMALL FRONT GARDEN. LARGE REAR GARDEN ADJOINING VILLAGE RECREATION GROUND. REPLACEMENT WINDOWS AND DOORS THROUGHOUT.

COVERED PORCHWAY with step up to UPVC part obscure double glazed front door to

ENTRANCE HALL: Stairs with painted balustrade to the first floor. High level meter cupboard. Door to shelved downstairs storage cupboard. Vinyl floor. Pine panelled doors to both rooms.

RECEPTION ONE/SITTING ROOM: 13' x 12'3 max Square bay style UPVC double glazed sash windows to the front. Tiled fire surround (at present not in use). BT point. TV point.

KITCHEN: 15' x 7'6 max UPVC double glazed sash window enjoying views over the rear garden and recreation field to side. Fitted with range of white laminate metal edged base and wall units with roll edged granite effect work top over

comprising double base unit with space for under counter appliance to side. Eye level cupboards above. Single base unit with single bowl single drainer stainless steel sink unit with space and plumbing for under counter appliance alongside. Slimline unit with drawer over. Tricity Bendix free standing electric cooker. Former fireplace housing Rayburn Regent solid fuel range. Vinyl floor. Fluorescent tube lighting. High level door to cupboard housing hot water tank with immersion heater. Slatted shelves. Door to flight of steps leading to

LOWER GROUND FLOOR: 18'6 x 12'8 UPVC obscure double glazed door leading out to the rear garden with matching sash style window alongside. Light power and water connected. Hatch to under floor storage space. Part obscure glazed wooden door to



CLOAKROOM: Obscure UPVC double glazed window to rear. White WC with matching seat with high level cistern. Wall mounted Gloworm 24CXi gas fired boiler servicing hot water and central heating.

From the kitchen opening to

RECEPTION TWO/DINING ROOM: 12'10 x 10'11 Double aspect room with UPVC double glazed sash window overlooking the rear garden and recreation field and matching window to side also enjoying views over the recreation field. Tiled fireplace (at present not in use) with shelved cupboards to side.

FIRST FLOOR LANDING with loft access. Smoke alarm. Matching painted panelled doors to all rooms.

BEDROOM ONE: 13'6 x 10'6 max UPVC Square bay style sash window overlooking the front. Painted ducks nest style fireplace (at present not in use). Painted panelled door to wardrobe cupboard with hanging rail and shelf over.

BEDROOM TWO: 12'10 x 10'11 Double aspect room with UPVC double glazed sash style window enjoying views over the rear garden and recreation field to side. Matching window to side. Tiled fire surround with matching hearth.

BATHROOM: UPVC obscure double glazed sash style window to front. White suite comprising wash hand basin with mirror over set into single doored storage cupboard, handled bath with telephone shower over, WC with matching seat. Wall mounted Dimplex high level electric heater. Tiled splash backs.

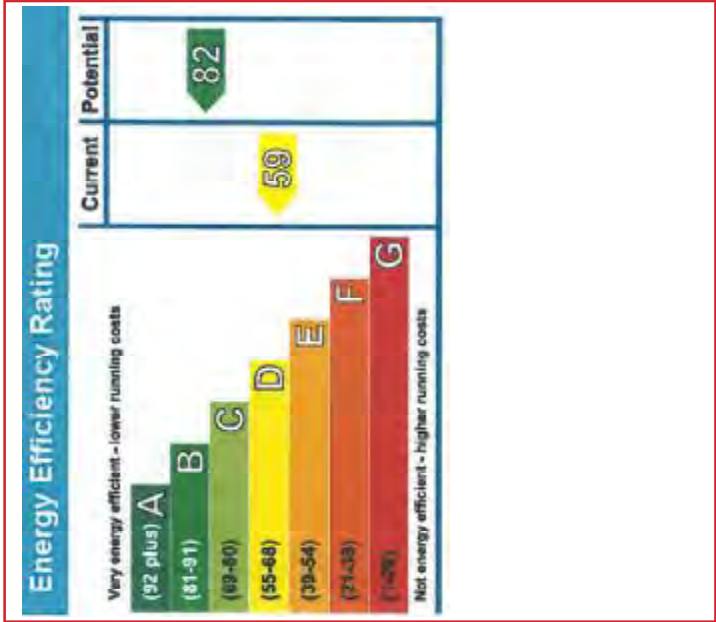
BEDROOM THREE: 9'6 x 7'5 UPVC double glazed sash style window enjoying views over the rear garden and recreation field to side.

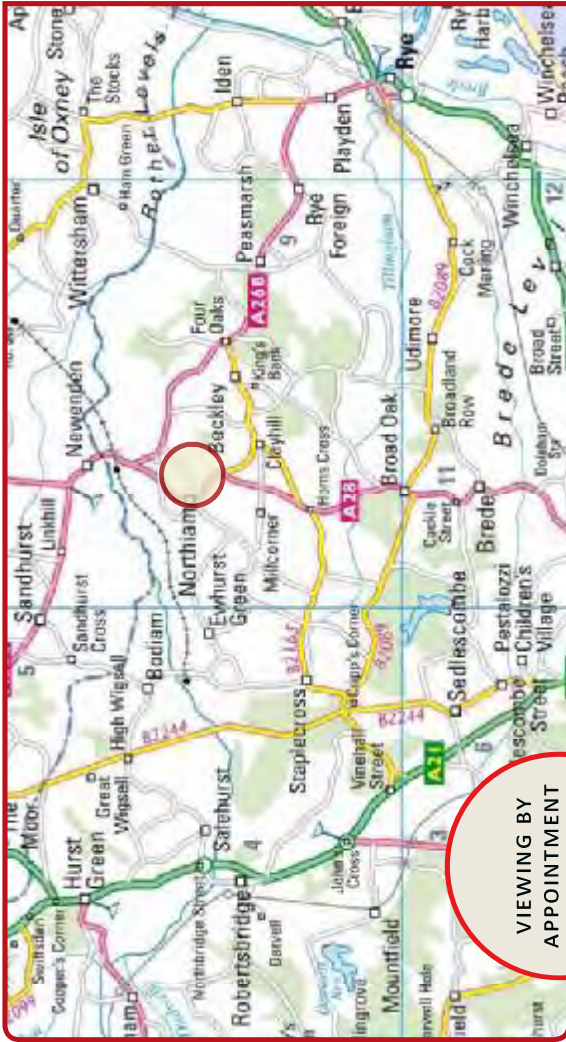
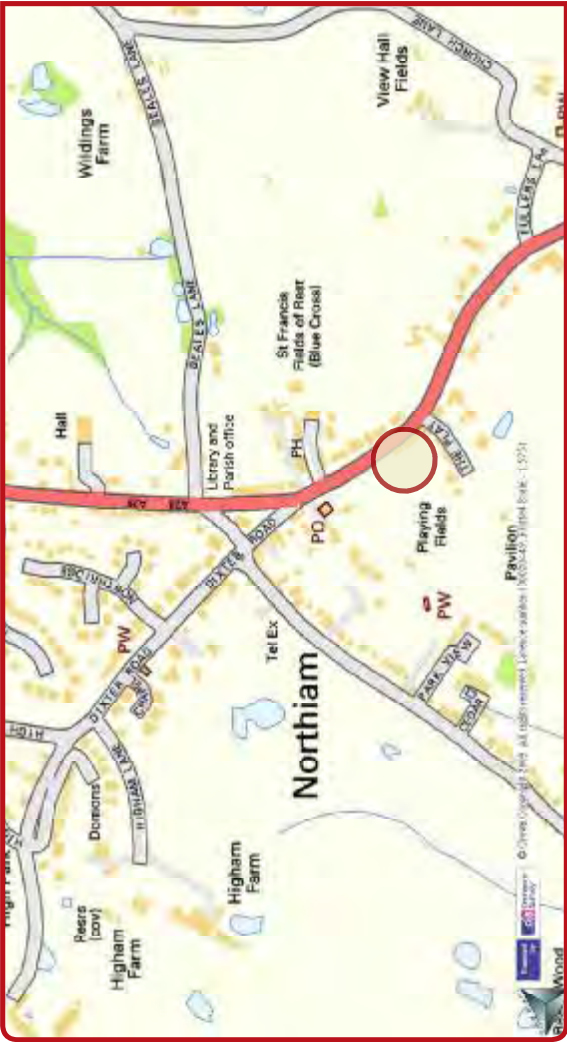
OUTSIDE: The property is approached from the front via wrought iron pedestrian gate with pathway leading to the front door. Hedged front boundary. Small area of level lawn. Second pedestrian gate with pathway leading down the side of the property giving access to the large well planted rear garden. Matching wrought iron gate giving access to the recreation field to the side. Rear paved terrace. Extensive well planted beds. Hedged and fenced boundaries to both sides.

SERVICES: All mains services are connected. Gas fired central heating. Replacement windows and doors throughout.

DIRECTIONS: From our Northiam Office proceed in a northerly direction for approximately ¼ mile. The Willows will

be found on the left hand side of the road marked by our 'For Sale' board immediately before the recreation field.





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5 FARM GARDENS

PEASMARSH

EAST SUSSEX

TN31 6NR PRICE GUIDE £239,950

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5 FARM GARDENS

PEASMARSH

EAST SUSSEX

TN31 6NR

PRICE GUIDE £239,950

QUIET CUL DE SAC LOCATION

3 BEDROOMS

SEMI DETACHED

ENCLOSED REAR GARDEN

ACCESS TO WOODLAND WALKS AND FOOTPATHS

OFF ROAD PARKING

ATTACHED SINGLE GARAGE

A well presented 3 bedroom semi detached house in popular location, convenient for local amenities. Double reception/dining room, kitchen, cloakroom, 2 double bedrooms, single bedroom 3, family bath/shower room. Attached single 'drive through' garage with off road parking. front garden, good size landscaped rear garden. GFCH. VIEWING HIGHLY RECOMMENDED

ENTRANCE HALL. CLOAKROOM. RECEPTION/DINING ROOM. KITCHEN. FIRST FLOOR LANDING. TWO DOUBLE BEDROOMS. SINGLE BEDROOM THREE. FAMILY BATH AND SHOWER ROOM. FRONT GARDEN. OFF ROAD PARKING FOR TWO VEHICLES. ATTACHED DRIVETHROUGH SINGLE GARAGE. PRETTY LANDSCAPED REAR GARDEN. TIMBER GARDEN SHED. GAS FIRED CENTRAL HEATING. DOUBLE GLAZED WINDOWS AND DOORS THROUGHOUT.

Covered entrance porch-Panelled part glazed door to:

Entrance hall: Cloaks hooks. Matching painted panelled doors to both rooms. Coved ceiling.

Cloakroom: White suite comprising WC with matching seat and pedestal mounted wash hand basing with tiled splashback. Glass shelf. Mirror over. Marley extractor.

Reception room: 27'2 x 15'7 max UPVC double glazed window to the front with vertical blind. Turned staircase to the first floor with painted ballustrading. TV point. BT point. Sky connection. Coved ceiling. Smoke alarm. Dining area. UPVC double glazed patio sliding door leading out to the rear garden. Bi folding door to:

Kitchen: 9' x 7' UPVC double glazed window overlooking the rear garden with roller blind. Fitted with ivory range of panel base and wall units with roll edge laminate worktop over inset with 1 ½ bowl single drainer enamel sink unit with swan neck mixer tap. Integrated Beko dishwasher. 4 ring Hotpoint gas hob with Indesit fan assisted electric oven below. Extractor over. Wine rack. Fully integrated Hotpoint larder fridge with matching freezer below. Range of eye level cupboards including two glazed glass shelved display cupboards. Tiled splashback. Tile effect laminate floor. Ideal Classic gas fired boiler servicing hot water and central heating. Three light spot track.

Stairs to first floor landing. Window with roller blind to side. Door to airing cupboard housing hot water tank with immersion heater and slatted shelves over. Loft access.



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Bedroom 1: 13'8 x 9' Window with vertical blind to the rear. TV point. Coved ceiling.

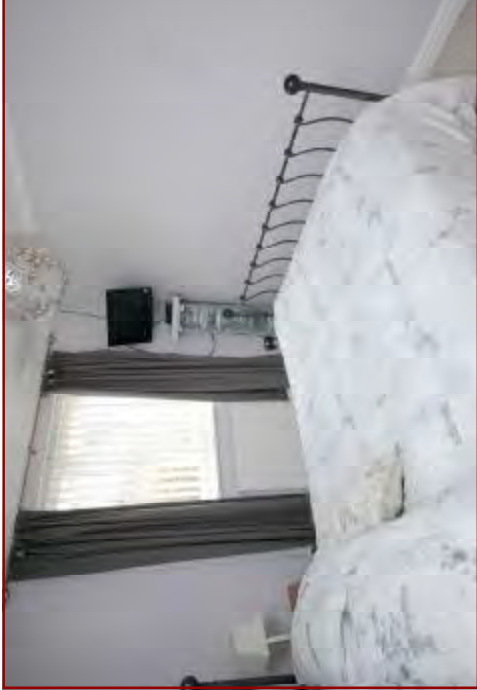
Bedroom 2: 13'2 x 8'10 Window with vertical blind to the front. Coved ceiling.

Bedroom 3: 10' x 6'6 max Window with vertical blind to the front. Coved ceiling. Built in storage cupboard.

Family Bath and Shower room: Obscure glazed window to rear with vertical blind. White suite comprising WC with matching seat. Pedestal wash hand basin. Panelled handled bath with telephone shower set into tiled recess with feature glass Dado tiles. Curtain to side. Wood effect laminate floor. Shaver point. Extractor. Ladder style towel rail.

Outside: The property is approached from the front over paved pathway giving access to the front door with gravelled driveway providing parking for two vehicles and giving access to the single attached drive through garage with matching up and over doors front and rear. Garage is 18' x 8'7' with light and power connected. Plumbing for washing machine. Range of storage shelves and roof storage space.

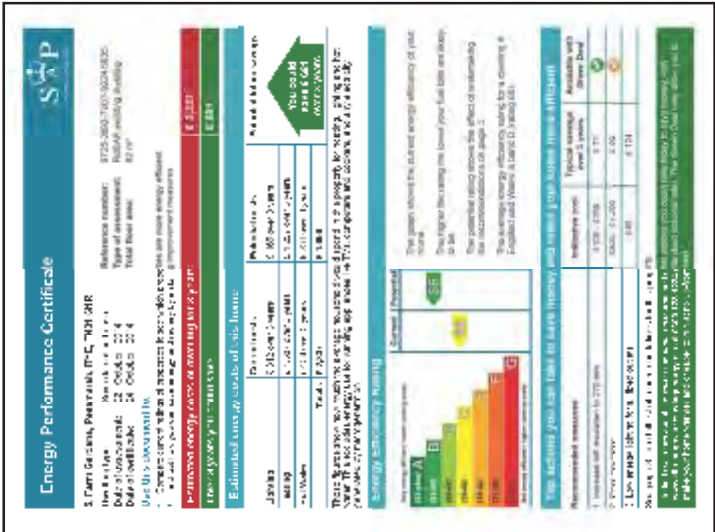
The front garden is mainly laid to level lawn with rustic wooden fence to the left hand side. Planted borders and beds.



The rear garden is of good size with brick paved terrace. Outside tap. Outside lights. Timber garden store. There is an area of level lawn with planted borders to both sides. Wooden panel fencing. Waterfall / pond feature. Area of raised decking for al fresco eating and two steps down to second lower decked terrace planted with an array of mature shrubs and plants.

Services: All mains services are connected. Gas fired central heating.

Directions: From our Northiam office proceed in a southerly direction taking the first left hand turning signposted Beckley and Rye. At the end of Beckley Main Street turn right and continue on this road for approximately two miles. Take the left hand turning into The Maltings. At the junction turn right into The Old Hop Garden and then right again into Farm gardens. No 5 will be found after a short distance on the left hand side of the road.





**VIEWING BY
APPOINTMENT
01797 253000**



DOUGLAS MOLONEY AND PARTNERS

THE VILLAGE GREEN

MAIN STREET

NORTHAM

EAST SUSSEX

TN31 6ND

01797 253000

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www.douglasmoloney.com

sales@douglasmoloney.com



52 OAKHILL DRIVE

BROAD OAK

NR RYE

EAST SUSSEX TN31 6DT PRICE GUIDE £188,950

Douglas Moloney
and partners

specialising in the sale and letting of village and rural property

52 OAKHILL DRIVE

BROAD OAK

NR RYE

EAST SUSSEX

TN31 6DT

PRICE GUIDE £188,950

3 BEDROOMS

RECEPTION/DINING ROOM

ENCLOSED GARDEN

OFFICE

OFF ROAD PARKING AREA TO FRONT

VIEWING RECOMMENDED

A MID TERRACED 3 BEDROOM HOUSE IN POPULAR CENTRAL VILLAGE LOCATION OFFERING EXCELLENT SCOPE FOR IMPROVEMENT. BENEFITING FROM RECEPTION/DINING ROOM, KITCHEN, POTENTIAL RECEPTION 2 / OFFICE. CLOAKROOM WITH UTILITY AREA. TWO DOUBLE BEDROOMS, SINGLE BEDROOM, BATHROOM, SEPARATE WC. OFF ROAD PARKING SPACE, ENCLOSED REAR GARDEN WITH VIEWS OVER ADJOINING FARMLAND. EXTENSION POTENTIAL STP. GFCH.

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01797 253000

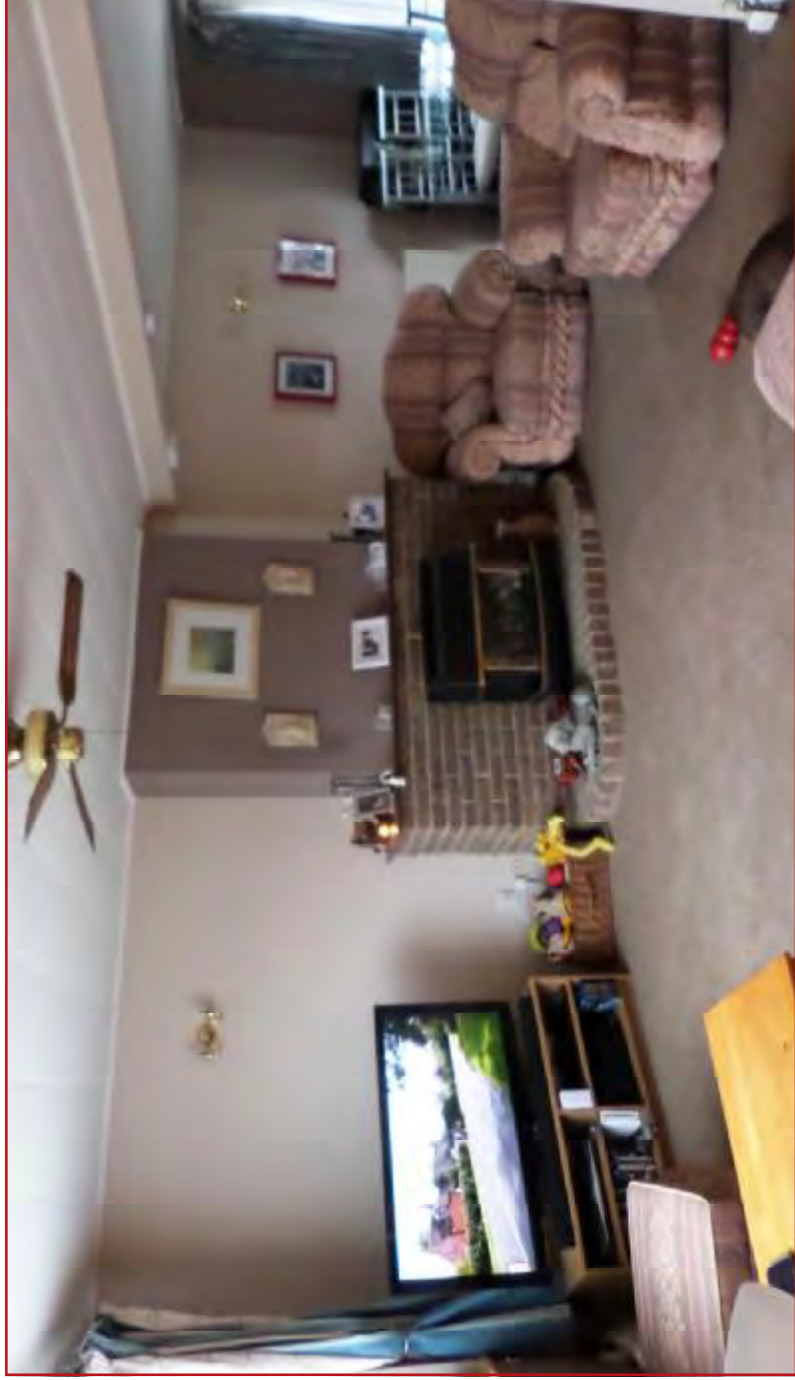
ENTRANCE PORCH. ENTRANCE LOBBY OPENING TO RECEPTION/DINING ROOM. KITCHEN/BREAKFAST ROOM. REAR LOBBY. UTILITY AREA/POTENTIAL RECEPTION TWO. TWO DOUBLE BEDROOMS. SINGLE BEDROOM THREE. FAMILY BATHROOM. SEPARATE WC. FRONT GARDEN WITH OFF ROAD PARKING FOR ONE VEHICLE. FULLY ENCLOSED REAR GARDEN WITH PAVED TERRACE.. VIEWS TO THE REAR. GFCH.

UPVC part obscure double glazed door with cat flap to ENTRANCE PORCH. Matching windows to both sides. Step up to painted wooden part obscure glazed door with matching windows to side to

ENTRANCE HALL: Turned staircase with wooden balustrade to the first floor. Tiled floor. Louvre doored cloaks cupboard with hanging rail and shelf. Louvre doored downstairs storage cupboard with light. Inset ceiling lights. Step down to area of wood effect vinyl flooring opening to reception/dining room. Door to kitchen/breakfast room.

RECEPTION/DINING ROOM: 21'8 x 13' UPVC double glazed window to front. Exposed brick fire surround. Coal effect gas fire with back boiler on matching hearth with wooden mantel shelf over. TV point. Sky connection. BT point. Two wall light points. Opening to DINING AREA with UPVC double glazed patio door leading out to the rear terrace. One wall light point. Smoke alarm. Carbon monoxide detector.

Door to



KITCHEN/BREAKFAST ROOM: 14'7 x 9'2 max

UPVC double glazed window enjoying views over the rear garden. Fitted with U-shaped range of pine base and wall units with roll edged granite effect laminate work top over. Inset with single bowl single drainer stainless steel sink unit. Electric cooker point. Matching granite effect laminate splashbacks. Tile effect vinyl floor. Plumbing for dishwasher. Space for further fridge and freezer. Small matching breakfast bar or space for table if required. Fluorescent tube lighting.

Small LOBBY AREA with UPVC part obscure glazed door leading out to the side terrace. Painted cottage door to

OFFICE/RECEPTION TWO: 12' x 6'2 max

Wooden window to side. Range of eye-level storage cupboards. BT point. Opening to

UTILITY/CLOAK ROOM:

Fitted with coloured suite comprising WC with matching seat, pedestal mounted wash hand basin. Plumbing for washing machine. Space above for tumble dryer.

FIRST FLOOR LANDING:

Matching doors to all rooms. Loft hatch to partially boarded storage area with light.

BEDROOM ONE: 12'10 x 12' max

UPVC double glazed window to the front. TV point.

BEDROOM TWO: 13'1 x 9'3 max

UPVC double glazed window with vertical blind enjoying views over the rear garden and countryside beyond. Door to wardrobe cupboard with hanging rail and shelf over.

FAMILY BATHROOM:

Obscure double glazed UPVC window to rear. Neutral suite comprising handled bath with Triton Cara power shower over. Shower curtain to side. Pedestal mounted wash hand basin. Fully tiled walls. Mirror with light/shaver point over. Door to AIRING CUPBOARD housing hot water tank with immersion heater. Slatted shelves.

SEPARATE WC:

UPVC obscure double glazed window to rear. Fitted with white WC with matching seat. Part tiled walls.

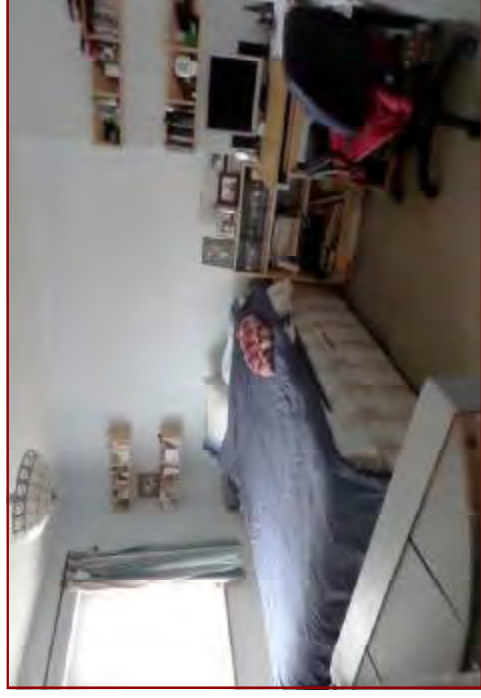
BEDROOM THREE: 9'10 x 8'10 max

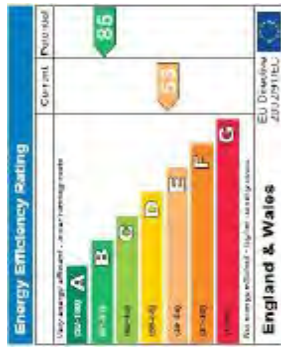
L-shaped room. UPVC double glazed window with roller blind to front. Half size over stairwell shelved STORAGE CUPBOARD.

OUTSIDE: The property is approached from the front over pathway giving access to the front door with one off road parking space to side. Area of level lawn with hedged boundaries. The rear garden is of good size with full height panel fencing to the left hand side and low level fencing to the rear maximising views over the adjoining farmland. Area of paved terrace for al fresco eating with level lawn beyond.

SERVICES: All mains services are connected. Gas fired central heating.

DIRECTIONS: From our Northiam Office proceed in a southerly direction for approximately 3 miles taking the right hand turning into Oakhill Drive. Follow the road around to the right and number 52 will be found on the right hand side.





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DOUGLAS MOLONEY AND PARTNERS
THE VILLAGE GREEN
MAIN STREET
NORTHIAM
EAST SUSSEX
TN31 6ND
01797 253000

**VIEWING BY
APPOINTMENT
01797 253000**



6 MONKS WAY

NORTHAM

EAST SUSSEX

TN31 6QQ

PRICE GUIDE £282,500

DRAFT DETAILS

Douglas Moloney
and partners

specialising in the sale and letting of village and rural property

6 MONKS WAY

NORTHAM

EAST SUSSEX

TN31 6QQ

PRICE GUIDE £282,500

DETACHED BUNGALOW

SOUGHT AFTER VILLAGE LOCATION

CUL DE SAC LOCATION

DOUBLE RECEPTION ROOM

OPEN FIREPLACE

CONSERVATORY

2 DOUBLE BEDROOMS

INTEGRAL SINGLE GARAGE

OFF ROAD PARKING

MATURE AND ENCLOSED GARDEN

NO CHAIN

A detached bungalow situated in a sought after cul de sac in the heart of the popular village of Northiam with its range of shops and local amenities. Double reception room. Conservatory leading to the mature and well screened rear garden. 2 double bedrooms. Integral single garage and off road parking. No chain. Viewing recommended. EPC rating E.

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01797 253000

Covered porch way with outside light. Step up to UPVC obscure glazed door with matching panel to side to L-shaped

ENTRANCE HALL: Matching doors to all rooms. Door to cloaks/storage cupboard with hooks. Second door to AIRING CUPBOARD housing hot water tank and slatted shelves over. Loft with light. Storage.

L-SHAPED RECEPTION ROOM: 20'6 x 17'3 max UPVC window (throughout the house) enjoying views over the rear garden. Aluminium sliding door leading out into the conservatory. Window overlooking the front garden and cul de sac beyond. Brick style tiled fireplace with matching tiled hearth inset with basket for open fire (currently not in use). TV point. BT point. Covered ceiling.

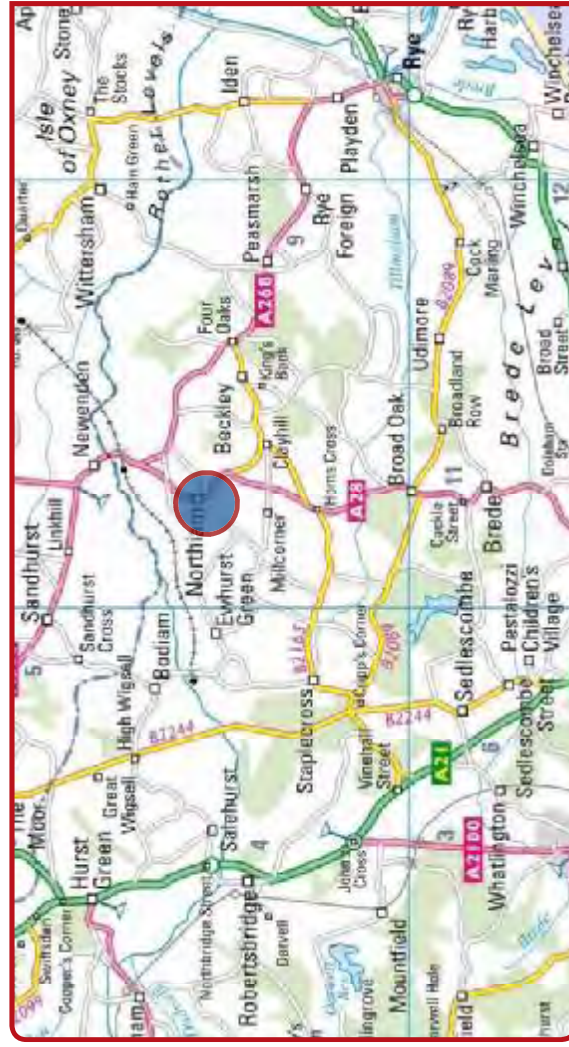
KITCHEN: 11'7 x 9'3 Window overlooking the front garden. Obscure glazed door leading out to the small side porch with UPVC door and small window. Fitted with L-shaped range of green laminate metal edged base and wall units with 'marble' square edged worktop over inset with single bowl single drainer sink unit. Plumbing for washing machine or dishwasher. Electric cooker point fitted with electric cooker. Space for fridge/freezer. Fluorescent tube lighting. Tiled splash backs. Vinyl floor. Oil fired boiler.

BEDROOM ONE: 14'4 x 9'9 UPVC Window enjoying views over the rear garden. Covered ceiling.

FAMILY BATHROOM: Reeded UPVC glazed window overlooking the side. Coloured suite comprising WC, pedestal mounted wash hand basin, and panel handled bath with Alto power shower over. Part tiled walls. Shaver point. Mirror doored medicine cabinet. Second bathroom cabinet.







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01797 253000**



TOTAL AREA: APPROX. 95.6 SQ. METRES (1029.1 SQ. FEET)

Flomberg is for use as a guide only and are not to scale
Plan produced using PlanUp.

6 MONKS WAY, NORTHAM

DOUGLAS MOLONEY AND PARTNERS

THE VILLAGE GREEN

MAIN STREET

NORTHAM

EAST SUSSEX

TN31 6ND

01797 253000

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Dewmory
Ewhurst Lane
Northiam
East Sussex
TN31 6PA
Price Guide £250,000

Douglas Moloney
and partners

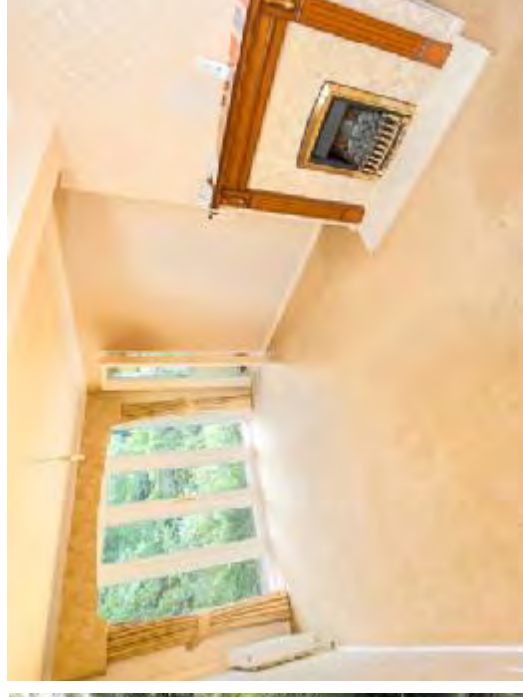
specialising in the sale and letting of village and rural property

- Sought after lane location
- Within walking distance of village shops
- Detached
- 2 double bedrooms
- Enclosed rear garden
- Garage and off road parking
- No chain

CHAIN FREE

A detached chalet style house in excellent lane location, close to the centre of the village with its range of shops and amenities. Reception/dining room with coal effect gas fire, fitted kitchen, 2 double bedrooms, bathroom. Single garage. Off road parking. Front garden. Mature and enclosed rear garden. Gas fired central heating. Viewing recommended.

viewing by
appointment
01797 253000



ENTRANCE HALL. CLOAKROOM. RECEPTION/DINING ROOM. KITCHEN. FIRST FLOOR LANDING. 2 DOUBLE BEDROOMS. BATHROOM. GOOD SIZED FRONT GARDEN. SINGLE GARAGE WITH OFF ROAD PARKING. PRIVATE SECLUDED REAR GARDEN. GAS FIRED CENTRAL HEATING. REPLACEMENT WINDOWS AND DOORS THROUGHOUT.

Covered entrance porch with outside light.

Step up to wood effect UPVC front door with inset glazed panel matching panel to side.

Entrance hall – Turned staircase with painted balustrading and wooden hand rail to the first floor. Matching doors to both rooms. Door to -

Cloakroom – Obscure UPVC double glazed window to side. WC with coloured seat. Small wall mounted wash hand basin with tiled splashback and shelf alongside. Door to -

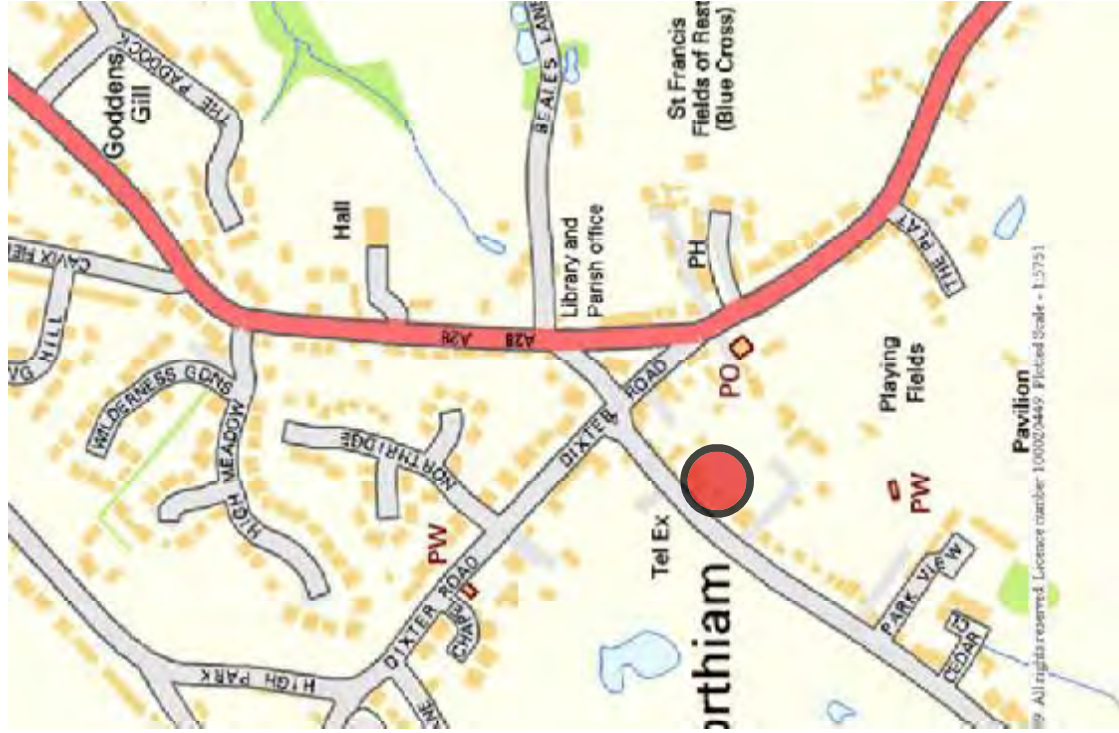
Reception/Dining room 23'6 x 14' max.

Sitting area with UPVC double glazed window (throughout the house) overlooking the front garden. Coved ceiling. Wooden fire surround with marble flips? Inset with coal effect gas fire on matching marble hearth. TV point. BT point. Coved ceiling. Open to Dining area. UPVC double glazed doors opening out to the rear terrace with matching panels to side. Door through to -

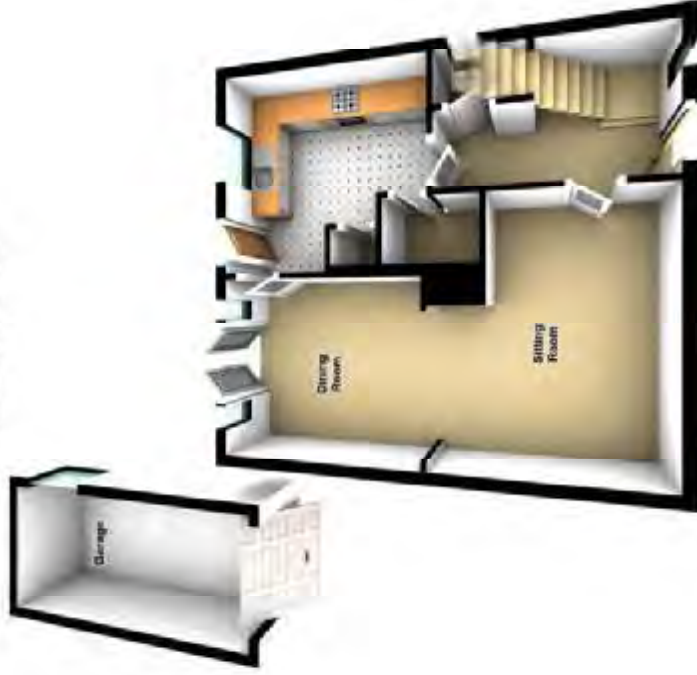
Kitchen 11'3 x 11' max.

Window with roller blind enjoying views over the rear garden and part glazed door with matching blind leading out to the rear terrace. Fitted with L-shaped range of "maple" base and wall units with laminate roll edge work top over inset with single bowl single drainer poly carbonate sink unit with mixer tap. Plumbing for washing machine (Hotpoint Aquarius WMA50). Space for tumble dryer and dishwasher (it is currently a Hotpoint Aquarius dryer TDL32). Hotpoint four ring ceramic hob with concealed matching extractor and light over and draw pack beneath. Hotpoint electric fan assisted oven set in to housing unit with cupboard above and below. Cupboard containing Gloworm Micron gas fired boiler servicing hot water and central heating. Over worktop lighting. Tile splashbacks. Vinyl floor. Coved ceiling. Three light spot track. Corner display shelves. Door to airing cupboard housing hot water tank with immersion heater with slatted shelves over. Matching door to walk in larder/storage cupboard.

Stairs to



Ground Floor
Approx. 56.7 sq. metres (607.0 sq. feet)



First Floor
Approx. 38.0 sq. metres (408.3 sq. feet)



Total area: approx. 95.1 sq. metres (1034.5 sq. feet)
Floorplans are for use as a guide only, and not built to scale.
Plan produced for the Vendor Agent.

Douglas Moloney and Partners
The Village Green
Main Street
Northiam
East Sussex
TN31 6ND
01797 253000
northiam@douglasmoloney.com

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viewing by
appointment
01797 253000



21 MAYTHAM ROAD

ROLVENDEN LAYNE

CRANBROOK

KENT TN17 4NS PRICE GUIDE £259,000

Douglas Moloney
and partners

specialising in the sale and letting of village and rural property

21 MAYTHAM ROAD
ROLVENDEN LAYNE
CRANBROOK
KENT
TN17 4NS

PRICE GUIDE £259,000

EXCELLENT ORDER THROUGHOUT
3 BEDROOM SEMI DETACHED
MODERN KITCHEN/BREAKFAST ROOM
CONSERVATORY
DOWNSTAIRS CLOAKROOM
UPSTAIRS FAMILY BATHROOM
ENCLOSED REAR GARDEN
PARKING AND GARAGE AREA TO THE REAR (OWNED BY THE COUNCIL)
POTENTIAL TO RENT GARAGES FROM THE COUNCIL IF REQUIRED

LOCATION LOCATION LOCATION

A well presented semi-detached house in a sought after location, recently refurbished. Benefitting from reception room, kitchen/dining room, conservatory, separate utility room, cloakroom, three bedrooms, family bath/shower room. Good sized front and rear gardens. GFCH.

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ENTRANCE HALL. RECEPTION ROOM. KITCHEN/DINING ROOM. CONSERVATORY. REAR HALL/UTILITY ROOM. CLOAKROOM. FIRST FLOOR LANDING. TWO DOUBLE BEDROOMS. SINGLE BEDROOM THREE. FAMILY BATH/SHOWER ROOM. FRONT GARDEN. REAR GARDEN. TIMBER GARDEN STORE.

UPVC part obscure glazed front door to

ENTRANCE HALL: Turned staircase to FIRST FLOOR. Smoke alarm. Cloaks hooks. Wooden panelled door to

RECEPTION ROOM: 15'5 x 11' UPVC double glazed window (throughout the house) with vertical blinds overlooking the front. Contemporary style electric wall mounted fire. Two wall light points. Dimmer switches. TV point. Coved ceiling. Wooden panel door through to

KITCHEN/DINING ROOM: 19'9 x 8'6 max Window enjoying views over the rear garden. Fitted with contemporary range of grey high gloss base and wall units with wood trim. Laminated wood effect roll edged worktop over inset with single bowl single drainer stainless steel sink unit. Corner

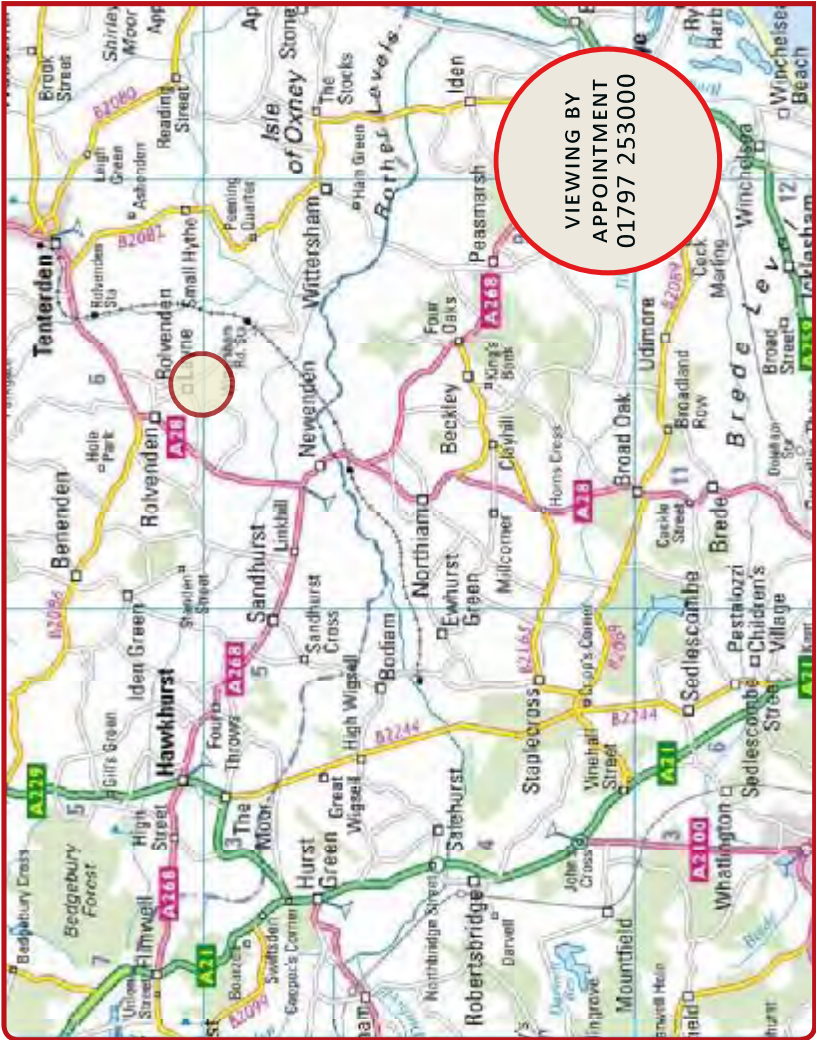
carousel cupboard. Space for electric cooker with chimney style extractor/light over. Plumbing for dishwasher. Over worktop lighting. Tiled splashbacks. Two three light spot tracks. Coved ceiling. Space for dining table. Wood laminate floor. Opening to rear lobby/utility room and

CONSERVATORY: 9'10 x 9'8 Fully glazed to two sides with door leading out to the rear garden. (All with vertical blinds.) Ceiling light. Dimplex wall mounted electric heater. Wood laminate floor.

REAR LOBBY/UTILITY: UPVC part obscure glazed door leading out to the side pathway. Plumbing for washing machine. Space for tumble dryer above and for further appliances. Door to cupboard housing gas fired boiler servicing hot water and central heating with shelved storage cupboard below. Matching wood laminate floor. Cloaks hooks. Wood







TOTAL AREA, APPROX. 97.0 SQ. METRES (1047.7 SQ. FT.)
Floorplan is to be used as a guide only and is not a scale.
When printed using Print-Lo.

DOUGLAS MOLONEY AND PARTNERS
THE VILLAGE GREEN
MAIN STREET
NORTHAM
EAST SUSSEX
TN31 6ND
01797 253000

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8 THE MARTLETS

BROAD OAK

EAST SUSSEX

TN31 6DN

PRICE GUIDE £239,000

Douglas Moloney
and partners

specialising in the sale and letting of village and rural property

8 THE MARTLETS

BROAD OAK

EAST SUSSEX

TN31 6DN

PRICE GUIDE £239,000

2 BEDROOM LINK DETACHED BUNGALOW

QUIET RESIDENTIAL CLOSE LOCATION

SCOPE TO UPDATE AND IMPROVE

GOOD SIZE GARDEN

VIEWS ACROSS FARMLAND

PARKING AND GARAGE

NO CHAIN

Located at the head of a quiet sought after close, a linked detached two bedroom bungalow sitting in large gardens adjoining farmland to the rear. Considered to have excellent potential to update and/or extend. Reception/dining room, kitchen/breakfast room, two double bedrooms, family bathroom, attached single garage. Off street parking. Gas central heating. No chain.

VIEWING BY
APPOINTMENT
01797 253000

ENTRANCE PORCH. ENTRANCE HALL. KITCHEN/BREAKFAST ROOM. RECEPTION/DINING ROOM. TWO DOUBLE BEDROOMS. FAMILY BATHROOM. ATTACHED SINGLE GARAGE. OFF ROAD PARKING FOR THREE CARS. LARGE REAR GARDEN WITH TIMBER GARDEN SHED. ENJOYING VIEWS OVER ADJOINING COUNTRYSIDE. GFCH.

UPVC double glazed door with Georgian casement grille to ENTRANCE PORCH. Matching window to the front. Quarry tiled floor. Step up with handrail to wooden part obscure glazed painted front door with matching panel to side to

ENTRANCE HALL: U-shaped spacious entrance hall with matching doors to all rooms. BT point. Loft hatch to boarded storage space with ladder and light. Door to AIRING CUPBOARD housing hot water tank with immersion heater and slatted shelf over. Coved ceilings. Smoke alarm. Wall light point. Door to

RECEPTION/DINING ROOM: 21'3 x 11' Large UPVC double glazed picture window with Georgian casement grille to the front. Fireplace with gas fire. Coved ceiling. Hatch through

to kitchen. Smoke alarm. BT point. TV point. Two ceiling light points.

KITCHEN/BREAKFAST ROOM: 21'5 x 9'1 narrowing to 8'10 Triple aspect room. UPVC double glazed window enjoying views over the rear garden and extensive countryside views beyond. Matching window overlooking the front. Part obscure double glazed door leading out to the side. Currently fitted with laminated metal edged base and wall units with roll edged laminate worktop over. 1 ½ bowl single drainer sink unit with mixer tap. Stoves four ring gas hob. Matching Stoves double oven set into housing unit with cupboard below and above. Full height storage cupboard. Plumbing for slimline dishwasher. Plumbing for washing machine. (Both available by separate negotiation.) Miele upright



fridge/freezer (also available by separate negotiation). Part tiled walls. Coved ceiling. Two fluorescent lights. Vinyl floor. Hatch through to reception room. Wall mounted Gloworm Flexicom 15HX gas fired boiler servicing hot water and central heating. Space for breakfast table. Area of worktop with storage space and drawers below. Wall light point.

BEDROOM ONE: 13' x 10'10" UPVC double glazed window enjoying views over the rear garden and extensive countryside views beyond. Range of bedroom furniture comprising two double doored wardrobe cupboards with central dressing table, drawer unit, mirror and light above, two four drawer storage units and two bedside tables. Coved ceiling. Two wall light points. TV point.

BEDROOM TWO: 10' x 9'10" UPVC double glazed window enjoying views over the rear garden and extensive countryside views beyond. Built in double doored wardrobe cupboard with hanging rail and shelf over. Bed head unit with four drawers, bedside table and wall light point above. Coved ceiling.

BATHROOM: UPVC obscure double glazed window to the

rear. Coloured suite comprising WC with matching seat, pedestal mounted wash hand basin, handled panelled bath with telephone shower over set into part tiled recess. Coordinating part tiled walls. Coved ceiling.

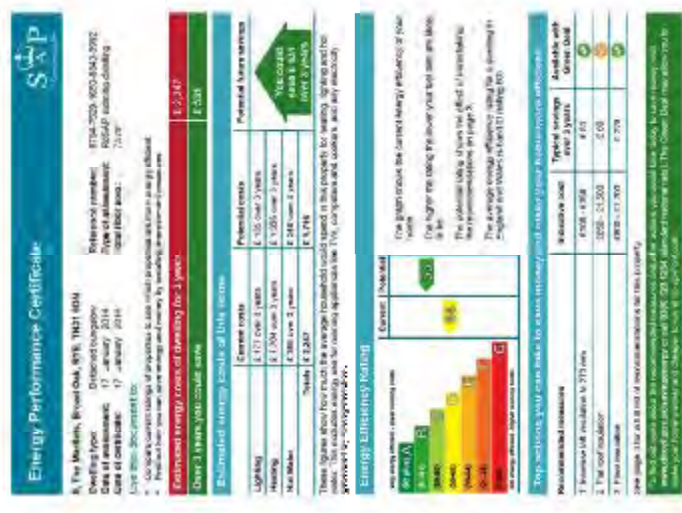
OUTSIDE: The property is will be found at the head of a quiet cul de sac with part brick paved driveway providing parking for two vehicles and extra parking to the side giving access to the ATTACHED SINGLE GARAGE with up and over door. Raised planted bed to the right hand boundary.

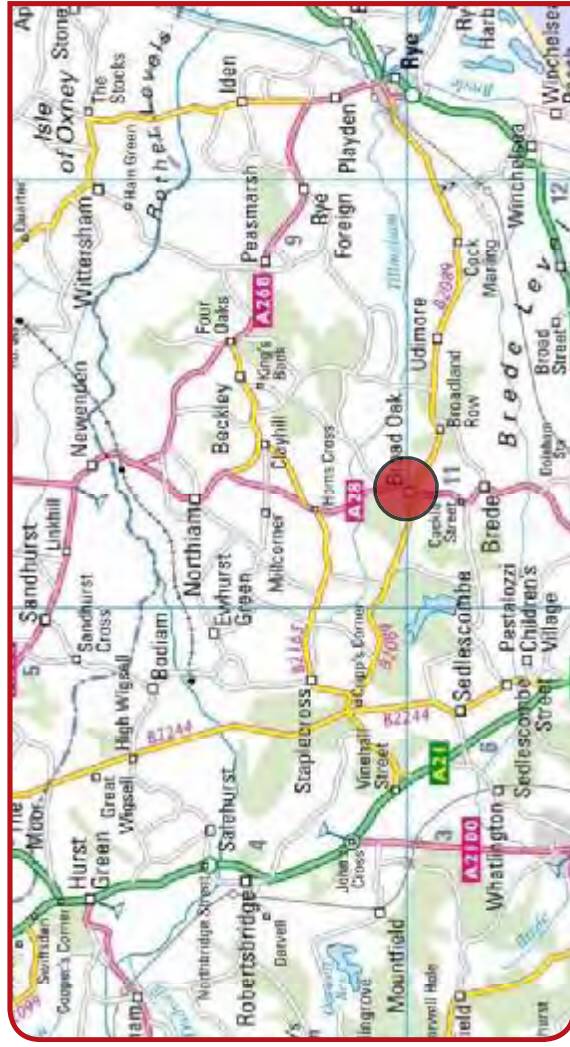
Pathway leading to wooden gate giving access to the rear garden. Paved terrace for al fresco eating with planted beds to side and wooden panelled fenced boarder. **TIMBER GARDEN STORE.** The garden is of excellent size, mainly laid to level lawn and enjoying views over countryside beyond. Planted border to the left hand side. Door giving access to the rear of the garage. Outside tap. Outside light.

SERVICES: All mains services are connected. Gas fired central heating.

DIRECTIONS: From our Northiam Office proceed in southerly direction for 3.2 miles. Turn left towards Rye at Broad Oak cross roads taking the first left hand turning into

Reedswood Road. Turn right into Fieldway. Take the second left into The Martlets where number 8 will be found at the head of the close.





**VIEWING BY
APPOINTMENT
01797 253000**



DOUGLAS MOLONEY AND PARTNERS

THE VILLAGE GREEN

MAIN STREET

NORTHAM

EAST SUSSEX

TN31 6ND

01797 253000

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1 OAKFIELD COTTAGES

CACKLE STREET

BREDE

EAST SUSSEX TN31 6DX PRICE GUIDE £290,000

Douglas Moloney
and partners

specialising in the sale and letting of village and rural property

1 OAKFIELD COTTAGES

CACKLE STREET

BREDE

EAST SUSSEX

TN31 6DX

PRICE GUIDE £290,000

CHARACTER ATTACHED COTTAGE

3 BEDROOMS

2 RECEPTION ROOMS

CONSERVATORY

THOUGHTFULLY PLANTED MATURE REAR GARDEN

OFF ROAD PARKING

NO CHAIN

ENTRANCE PORCH. RECEPTION ONE/SITTING ROOM. RECEPTION TWO/DINING ROOM. KITCHEN OPENING TO CONSERVATORY. SHOWER ROOM. UTILITY ROOM. FIRST FLOOR LANDING. MASTER BEDROOM. DOUBLE BEDROOM TWO. SINGLE BEDROOM THREE. FAMILY SHOWER ROOM. OFF ROAD PARKING. FRONT COURTYARD. DELIGHTFUL ENCLOSED PRIVATE REAR GARDEN. TIMBER GARDEN STORE.

Part double glazed painted casement door to ENTRANCE PORCH. Wooden double glazed window to side with roller blind. Matching window looking through to sitting room. Opaque glazed wooden painted door to

RECEPTION ONE/SITTING ROOM: 16'3 x 16' UPVC double glazed window to the front. Exposed brick chimney breast inset with Jotul cast iron wood burning stove on brick hearth with wooden mantel shelf over. Extensive ceiling beams. Staircase to the first floor. Door through to KITCHEN/BREAKFAST ROOM. TV point. Three wall light points. Opening through to

RECEPTION TWO/DINING ROOM: 15'4 x 8'6 Two wooden double glazed casement doors leading out to the rear terrace. Exposed brick fireplace (at present not in use) with bresummer beam over and shelved recesses to side. Five wall light points.

KITCHEN: 15'3 x 7'2 Fitted with extensive range of base and wall units with wood effect roll edged worktop over inset with single bowl single drainer enamel sink unit with mixer tap over. Fully integrated Neff dishwasher. Fully integrated Neff washing machine. Pull and turn corner carousel unit. Neff five ring gas hob with matching extractor over. Drawer pack below. Integrated larder fridge. Matching freezer below. Slimline pull out metal shelved larder unit. Neff double electric fan assisted oven with matching grill above.



An immaculately presented attached cottage in the heart of the village benefitting from character accommodation comprising two reception rooms, kitchen, conservatory, three bedrooms, two shower rooms. Pretty cottage gardens to the rear. Off street parking. GFCH.

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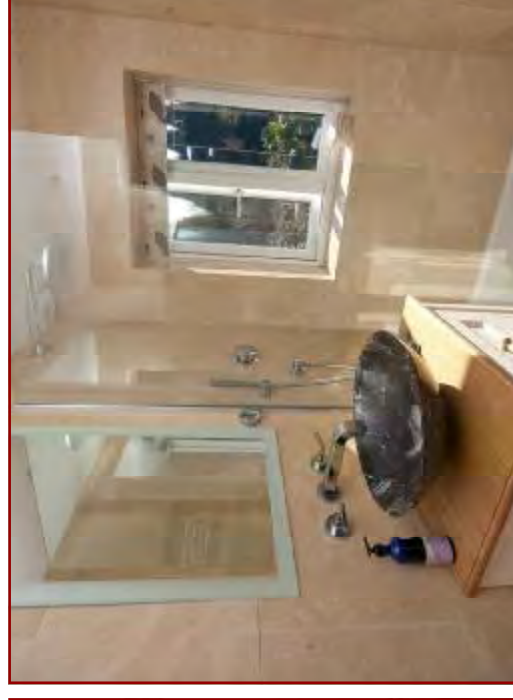
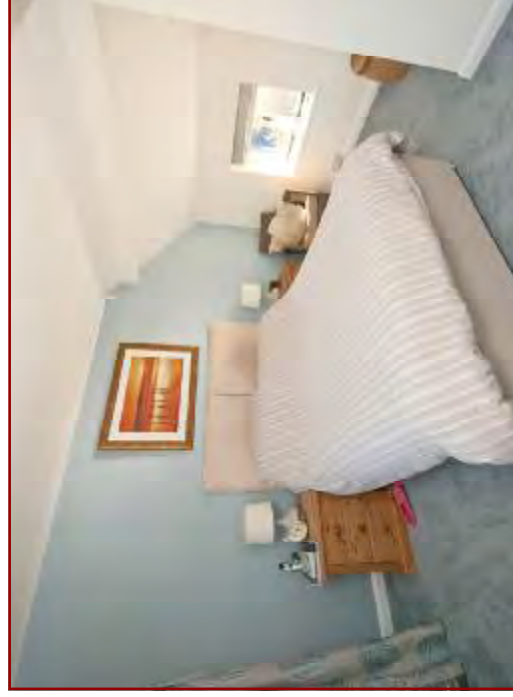


Cupboard over. Drawers below. Tiled splashbacks. Ceramic tiled floor. Matching L-shaped run of dresser style units. Bookshelves and eyelevel cupboards above. Gas fired boiler servicing hot water and central heating. Opening to

CONSERVATORY: 8'10 x 7'2 Double opening doors leading out to the rear terrace. Full height range of windows enjoying views over the stunning rear garden all with roller blinds. Two light spot tracks. Matching ceramic tiled floor. Wall light point. Opening to SMALL LOBBY with painted cottage door to

SHOWER ROOM: Window looking through to utility room. Fitted with white suite comprising WC with matching seat, wash hand basin set into double doored white unit with tiled splash back. Light/mirror above. Shaver point. Fully tiled corner shower cubicle with Mira shower. Double painted cottage doors to storage cupboard with matching double doored cupboard above. Double doored slimline shelved storage cupboard. Inset ceiling lighting. Ceramic tiled floor. Painted cottage door leading out to Utility/Boot Room. Painted casement window to the rear. Ceramic tiled floor. Space for further appliances. Cloaks hooks.

Stairs with painted handrail to FIRST FLOOR LANDING. Matching painted panelled doors to all rooms. Inset ceiling lighting. Loft hatch with ladder to BOARDED STORAGE AREA



with light.

BEDROOM ONE: 14'5 x 13'2 UPVC window to the front and wooden double glazed window enjoying views over the rear garden. TV point. Inset ceiling lighting. Two wall light points.

BEDROOM TWO: 13'1 x 9'7 UPVC double glazed window to the front. Exposed brick fireplace (not in use). 2 ½ doored wardrobe cupboard to either side with hanging rails and shelves. Leaded light window overlooking the stairwell. Shaver point. Wall light points.

BEDROOM THREE: 8'9 x 7'6 UPVC double glazed window to the rear. Two wall light points. Four door range of wardrobe cupboards with hanging rail and shelves. Two wall light points.

FAMILY SHOWER ROOM: UPVC double glazed window to the rear. Contemporary style white suite comprising back to wall WC, circular Onyx wash hand basin set onto painted unit with wooden surround with wall mounted taps over. Mirror. Aqualisa Digital shower. Inset ceiling lighting. Fully tiled walls. Ladder style heated towel rail. Co-ordinating floor tiles.

OUTSIDE: The property is approached from the road over a paved courtyard providing parking. Hedged boundary to the front. Planted border. Outside security light. Wooden panelled fence inset with gate giving access to the rear garden and paved terrace. TIMBER GARDEN STORE. Tap. Door to UTILITY ROOM Attached open fronted general store. The gardens are a delightful feature of the property being well planted and mature with hedged and fenced boundaries to all sides. Central area of level lawn surrounded by planted beds and borders.

SERVICES: Mains water, drainage, gas and electricity are connected. Gas fired central heating. Metered water.

DIRECTIONS: On leaving our Northiam office proceed in a southerly direction over the Broad Oak crossroads and down the hill into Cackle Street. 1 Oakfield Cottages will be found on the left hand side of the road shortly before the entrance to Dogwood Cottage.



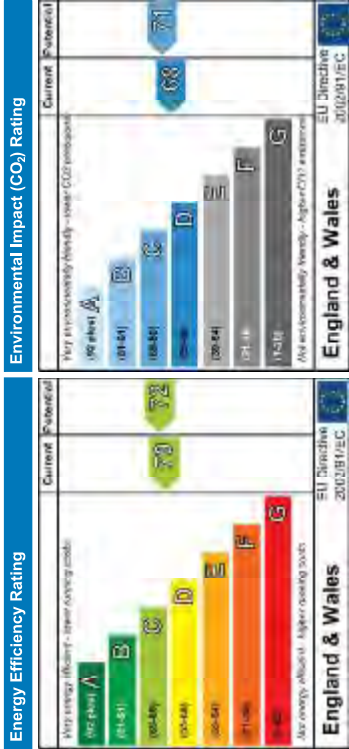
APPROX. 155.36 SQ. METRES (1666.60 SQ. FEET)
 Figures are for use as a guide only and are not to scale.
 *See (0121) 4111111 for more details.
1 GARDEN COTTAGE, INSIDE

Energy Performance Certificate

1 Oakfield Cottages
Cackle Street
Breda
Rye
TN31 6DX

Semi-detached house
Date of assessment:
02 July 2011
Date of certificate:
0042-2852-6633-9609-8545
Reference number:
RdSAP, existing dwelling
Type of assessment:
103 m²
Total floor area:

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	179 kWh/m ² per year	164 kWh/m ² per year
Carbon dioxide emissions	3.6 tonnes per year	3.3 tonnes per year
Lighting	£61 per year	£61 per year
Heating	£571 per year	£530 per year
Hot water	£97 per year	£87 per year

You could save up to £51 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

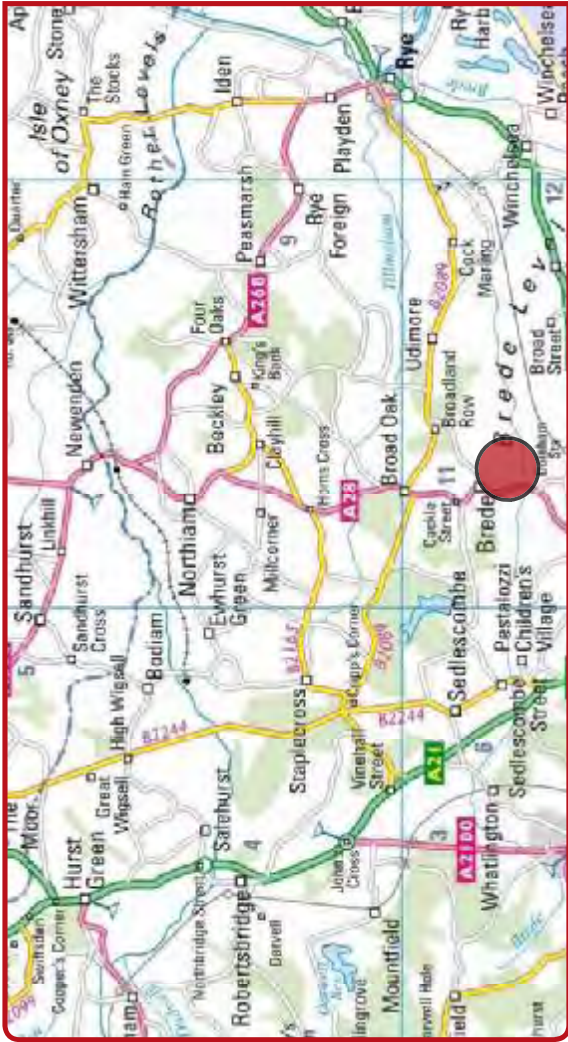
Remember to look for the Energy Saving Trust Recommended Logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Energy Saving Trust Recommended

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DOUGLAS MOLONEY AND PARTNERS
THE VILLAGE GREEN
MAIN STREET
NORTHAM
EAST SUSSEX
TN31 6ND
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1 COPTHALL

LOSSENHAM LANE

NEWENDEN

KENT TN18 5QB PRICE GUIDE £249,950

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1 COPTHALL

LOSSENHAM LANE

NEWENDEN

KENT

TN18 5QB

PRICE GUIDE £249,950

LANE LOCATION

3 BEDROOM SEMI DETACHED

POTENTIAL TO EXTEND (STP)

WELL MAINTAINED GARDENS

WITH PATIO AREA

2 RECEPTION ROOMS

KITCHEN WITH UTILITY AREA

USEFUL OUTBUILDINGS

OFF ROAD PARKING

SUBLIME VIEWS TO THE FRONT ACROSS ROTHER VALLEY

ENTRANCE HALL. RECEPTION ROOM. DINING ROOM. KITCHEN. UTILITY/BOOTROOM. CLOAKROOM. FIRST FLOOR LANDING. TWO DOUBLE BEDROOMS. SINGLE BEDROOM THREE. BATH AND SHOWER ROOM. FRONT GARDEN WITH OFF ROAD PARKING. EXCELLENT REAR GARDEN. ATTACHED STORE/WORKSHOP AND LOG STORE. OIL FIRED CENTRAL HEATING. VIEWS.

Pathway and steps leading to front door with canopied porch, outside light. UPVC part obscure glazed front door to

ENTRANCE HALL: UPVC double glazed window enjoying views over the rear garden. Staircase to the first floor. Door to UNDERSTAIRS STORAGE CUPBOARD. Painted panelled door to Kitchen. Matching door to dining room. From the kitchen painted panelled door to

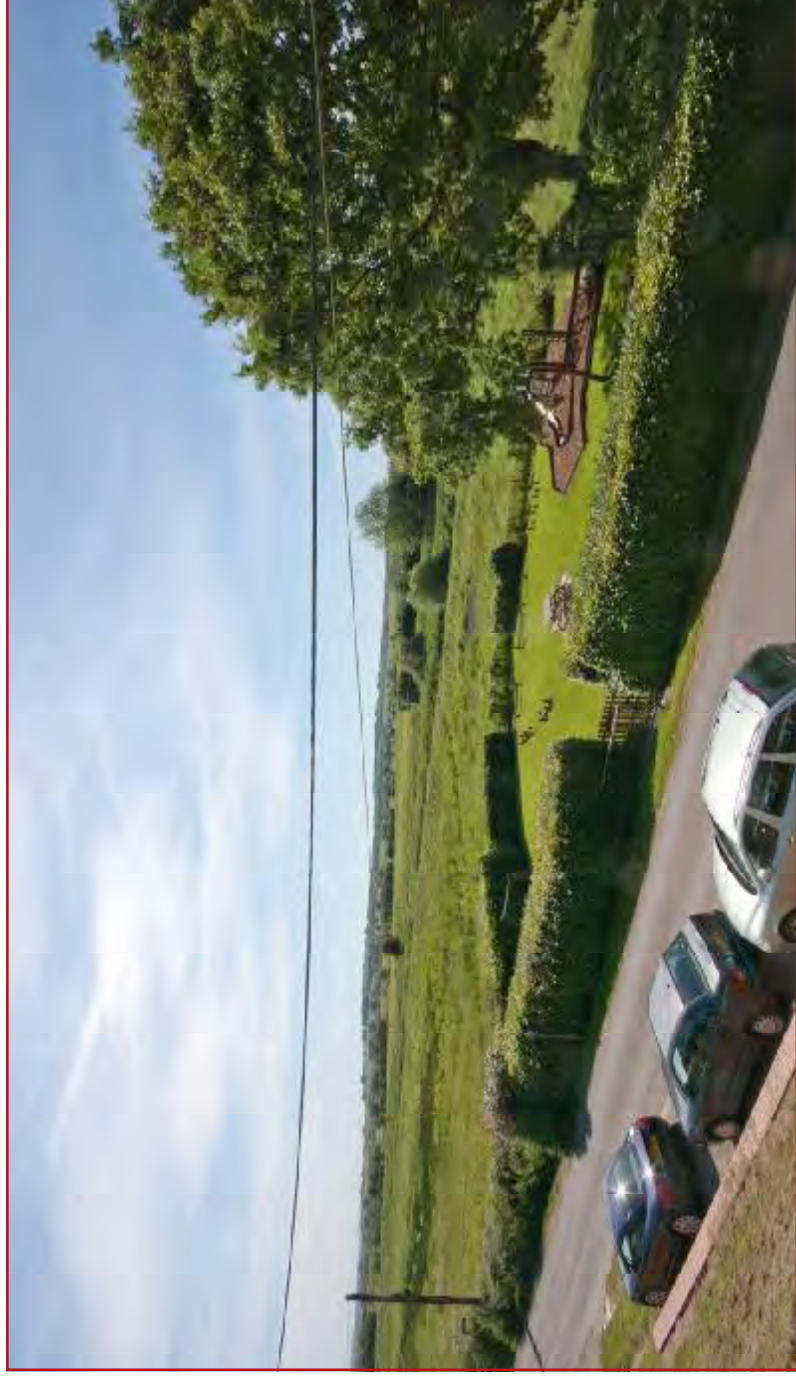
RECEPTION ONE: 16'4 x 10'6 Twin UPVC double glazed windows enjoying views over the front and far reaching views over the Rother Valley and across to Kent and East Sussex Railway. Tiled fire surround inset with basket for open fire and double cupboard to side. Ceiling beams. TV point. Painted panelled door to

RECEPTION TWO/DINING ROOM: 11' x 10' Window enjoying views over the front across the Rother valley to East Sussex Railway. Ceiling beams. BT point. Door back through to the hallway.

KITCHEN: 13'5 x 5'10 Window enjoying views over the rear terrace and elevated garden beyond. Fitted with range of medium oak base and wall units comprising run one: 1 ½ bowl single drainer stainless steel sink unit with mixer tap over set into roll edge laminate worktop. Twin drawer packs. Creda Collection C366E electric cooker with Electrolux extractor over. One leaded light glazed cupboard either side of extractor and slimline cupboard alongside. Matching run two comprising double cupboard, single cupboard and slimline cupboard, eye-level cupboards above with leaded light glazed shelved cupboards to either end. Tiled

A well presented 3 bedroom semi-detached house in sought after hamlet on the Kent/East Sussex boarder enjoying far reaching views across the Rother Valley to the front. Currently comprising two reception rooms, kitchen, utility room, three bedrooms and bathroom. One off road parking space. Oil fired central heating. Large rear garden. Considered to have excellent potential to extend (stp) along with the creation of further off road parking and garaging.

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splashbacks. Over worktop lighting. Tiled floor. Painted panelled door to shelved larder with window to rear. Painted panelled door to

UTILITY/BOOTROOM: 13'10 x 6'5' Window to side. Part obscure glazed door leading out to the terrace. Matching roll base units with Butler's sink over inset into matching roll edged worktop. Plumbing for washing machine. Space for further appliances. Matching ceramic tiled floor. Tiled splashback. Painted cottage door to
AIRING CUPBOARD housing hot water tank with immersion heater. Slatted shelves over. Matching door to

CLOAKROOM: Obscure glazed window to side. White suite comprising WC with matching seat, small wall mounted wash hand basin with tiled splashback. Matching ceramic tiled floor.

FIRST FLOOR LANDING Matching painted panelled doors to all rooms. Window overlooking the rear garden. Door to LINEN CUPBOARD with slatted shelves. Loft hatch with ladder light and boarded storage space. Smoke alarm.

BEDROOM ONE: 14' x 10' Window enjoying far reaching views over the front across the Rother Valley to the Kent and East Sussex Railway. BT point. TV aerial. Door to large WARDROBE CUPBOARD with hanging rail and shelf over.

BEDROOM TWO: 11' x 10' Window enjoying views to the front over The Rother Valley to the Kent and East Sussex Railway. Door to WARDROBE CUPBOARD with hanging rail

and shelf over. TV point.

FAMILY BATHROOM: Obscure glazed window to rear. Fitted with white suite comprising WC with wooden seat, wash hand basin set into oak double doored shelved unit. Panelled bath with telephone shower over. Folding shower screen to side. Fully tiled walls. Vinyl floor.

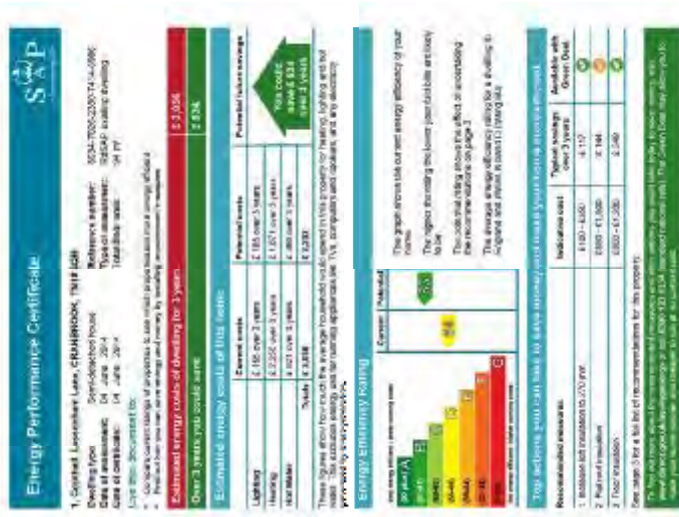
(Fire escape windows in Bedroom 1 and bathroom)

BEDROOM THREE: 11' x 6'4 Window enjoying views to the front over The Rother Valley across to the Kent and East Sussex Railway and beyond. Door to WARDROBE CUPBOARD with hanging rail and shelf over.

OUTSIDE: The property is approached from the road over pathway with one parking space to side. *Agents Note: Potential for further parking and/or the erection of a garage if required subject to planning permission. Flight of steps with handrail leading to the front door. The front garden is mainly laid to sloping lawn with TIMBER GARDEN STORE (8' x 6'). Hedged boundary to the side and wooden fence inset with gate leading to the rear terrace. Door to ATTACHED OUTBUILDING (7' x 7') with workbench, range of shelves. Grant oil fired boiler servicing hot water and central heating. Lights and power connected. Door to LEAN TO STYLE LOG STORE. Raised brick wall with flight of 6 steps lead up to the elevated rear garden which is of excellent size. Mainly laid to gently sloping lawn. Hedged boundaries to all sides. Outside tap. Outside lights.

SERVICES: Mains electricity, water and drainage are connected. Oil fired central heating.

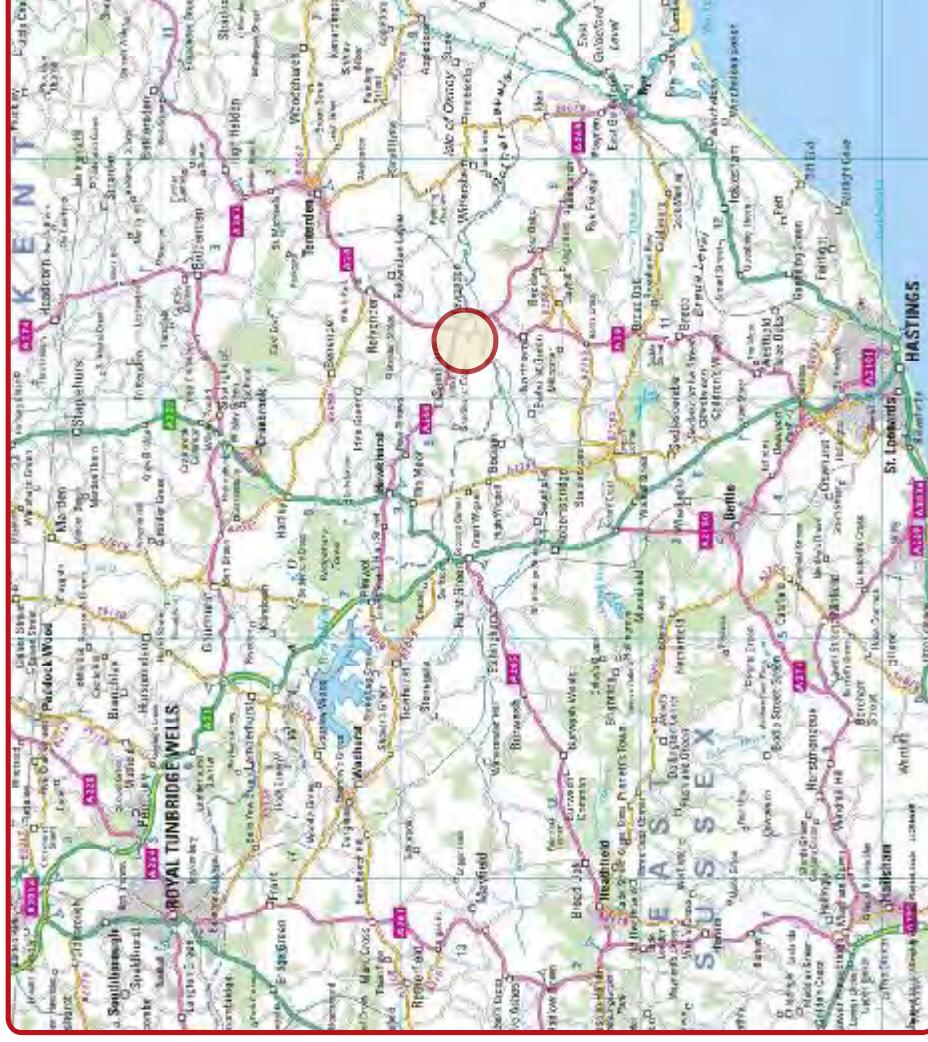
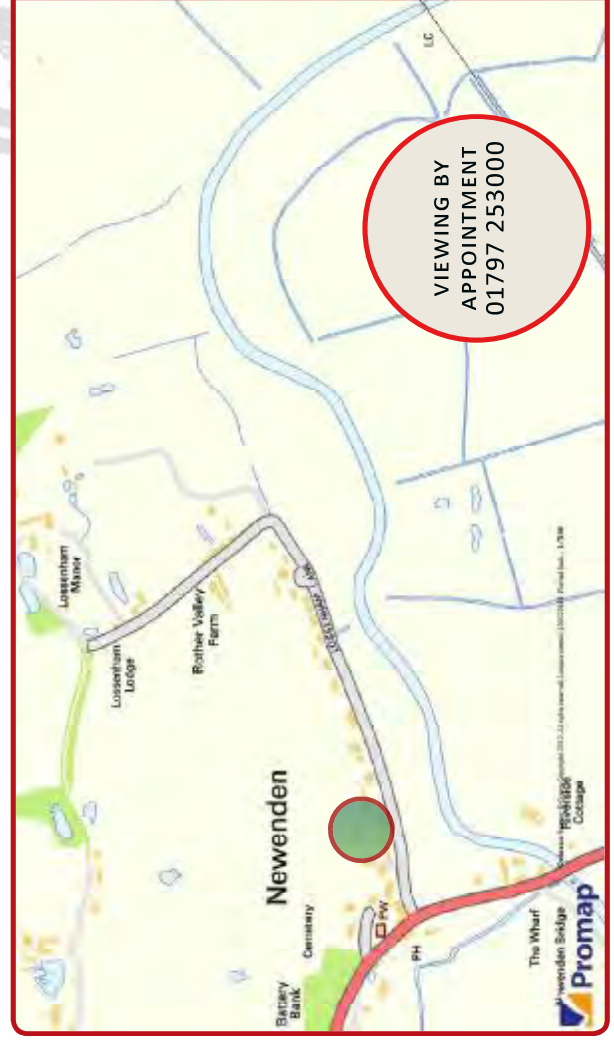
DIRECTIONS: On leaving our Northiam office proceed in a northerly direction. Continue over the bridge at Newenden and take the right hand turning opposite The White Hart Public House. Number 1 Copthall will be found on the left hand side of the road after a short distance, marked by our 'For Sale' board.





TOTAL AREA (APPROX): 112,800 NET TONS (112,800 SQ. FEET)
 * Figures are for area only and do not constitute a guarantee of accuracy.
 * Measurements are taken from the centre of the property.

1 COPPALL, LOSSEHAM LANE, NEWENDEN



DOUGLAS MOLONEY AND PARTNERS
THE VILLAGE GREEN
MAIN STREET
NORTHAM
EAST SUSSEX
TN31 6ND
01797 253000

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1 HOLLOW COTTAGES

EWHURST LANE

NORTHAM

EAST SUSSEX TN31 6PA PRICE GUIDE £375,000

Douglas Moloney
and partners

specializing in the sale and letting of village and rural property

1 HOLLOW COTTAGES
EWHURST LANE
NORTHIAM
EAST SUSSEX TN31 6PA

PRICE GUIDE £375,000

- DETACHED NEW BUILD
- LANE LOCATION
- 3 BEDROOMS
- MASTER BEDROOM ENSUITE
- KITCHEN WITH SEPARATE UTILITY ROOM
- SITTING/DINING ROOM
- ATTACHED GARAGE
- OFF ROAD PARKING
- ENCLOSED SOUTH FACING REAR GARDEN

Thoughtfully designed detached 3 bedroom property situated in the sought after and quiet Ewhurst Lane whilst also giving excellent access to Northiam village with its wide range of shops and amenities. The master bedroom is ensuite with 2 further bedrooms and separate bathroom. High specification kitchen/breakfast room with separate utility room. Sitting/dining room with french doors opening to the enclosed garden. Downstairs cloakroom. Attached garage and off road parking.

VIEWING BY
APPOINTMENT
01797 253000

ENTRANCE PORCH. ENTRANCE HALL. KITCHEN/BREAKFAST ROOM. UTILITY ROOM. CLOAK ROOM. RECEPTION/DINING ROOM. BEDROOM ONE WITH EN SUITE SHOWER ROOM. TWO FURTHER BEDROOMS. FAMILY BATH AND SHOWER ROOM. ATTACHED GARAGE WITH OFF ROAD FOR TWO VEHICLES. GARDEN TO THE SIDE AND REAR.

Raised paved pathway to part obscure glazed front door with matching window to side to ENTRANCE PORCH. UPVC part double glazed door with matching window to side to

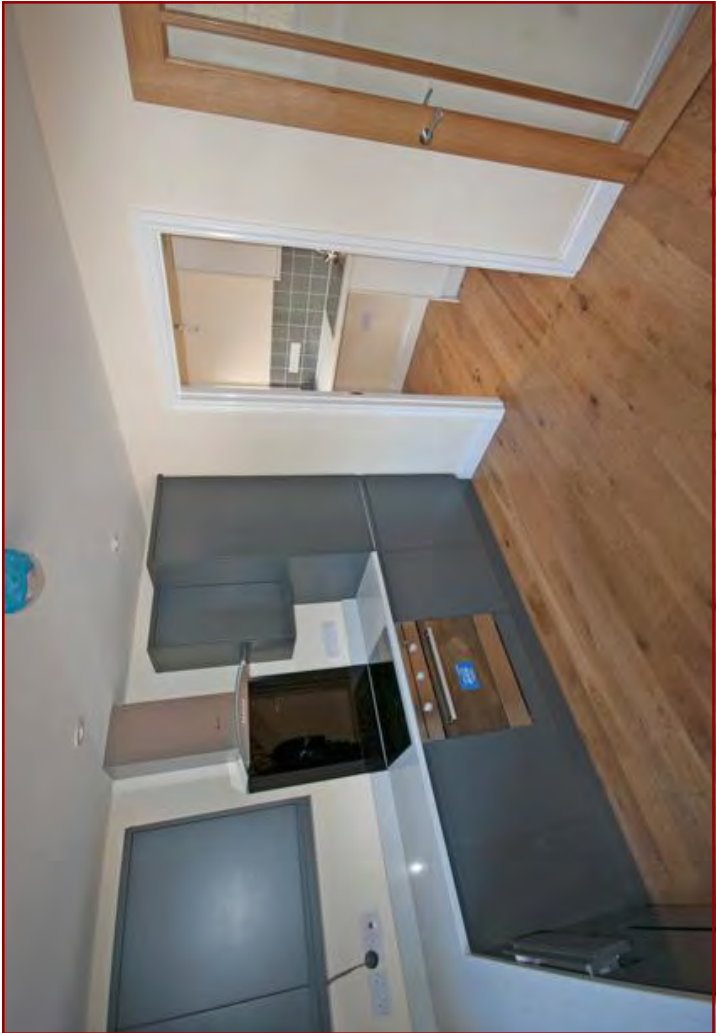
ENTRANCE HALL: Stairs with painted balustrade to the first floor. Engineered oak floor with under floor heating. Oak door to

CLOAKROOM: Fitted with white suite comprising WC with matching seat, wall mounted wash hand basin. Silavent extractor.

Part glazed oak door to

KITCHEN/BREAKFAST ROOM: 10'10 x 10' UPVC double glazed window to the front. Fitted with L-shaped range of contemporary graphite high gloss base and wall units with co-ordinating quartz worktop over and matching up stands, inset with butler style sink unit with mixer tap over. Integrated appliances include Indesit dishwasher, Indesit touch control four ring electric hob with glass splash back and Hotpoint chimney style extractor/light over, Indesit electric fan assisted oven below. Fully integrated Beko larder fridge with matching freezer below. Inset lighting. Engineered oak floor with under floor heating. Oak door through to:





UTILITY ROOM: 7'4 x 5'4 Part double glazed UPVC door with window to side leading out to the side pathway. Fitted with double base unit with laminate worktop over inset with single bowl single drainer stainless steel sink unit and matching double eye-level cupboard above. Tiled splash back. Matching engineered wood flooring. Silavent extractor.

From hallway: double opening part glazed oak doors to

RECEPTION/DINING ROOM: 17'8 x 11'5 Double glazed double opening UPVC doors leading out to the rear garden. Window alongside. BT point. TV point. Engineered oak floor with under floor heating.

FIRST FLOOR LANDING - Double doored AIRING CUPBOARD. Loft access.

MASTER BEDROOM: 11'5 x 9'10 Window to the rear. Door to

EN SUITE SHOWER ROOM: UPVC obscure glazed window to side. Contemporary style white suite comprising WC with matching seat, wash hand basin set into white high gloss pull out storage unit. Mirror over. Corner shower cubicle. Fully ceramic tiled two toned grey walls. Inset ceiling lighting. Extractor. Co-ordinating tiled floor.

BEDROOM TWO: 10'1 x 9'3 Window to the front.

BEDROOM THREE: 11'5 x 7'6 Window to rear.

FAMILY BATH AND SHOWER ROOM: Obscure glazed window to the front fitted with contemporary style white suite comprising back to wall WC with matching seat, semi integrated wash hand basin set into white double doored storage unit with co-ordinating laminate surround. Mirror over. Double ended bath with telephone shower over. Corner shower cubicle. Fully ceramic tiled walls. Co-ordinating two tone tiled floor. Inset ceiling lighting.

OUTSIDE: The property is approached from a private lane via gravelled area providing parking for two vehicles and giving access to the:

ATTACHED SINGLE GARAGE (19'1 x 8'4) with remote controlled up and over doors. Planted borders. Small lawned area to side. Full height panel fence inset with wooden gate gives access to the side garden with matching pathway leading round to the rear paved terrace with steps giving access to the rear of the garage and reception room. The garden is laid to level lawn with panelled fence to both sides and shrub and tree lined rear boundary. Outside lights. Outside tap.


SERVICES: All mains services are connected. Gas fired central heating.

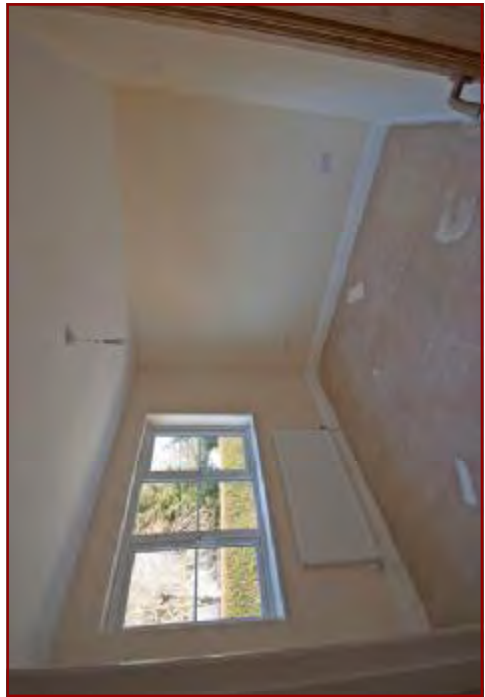
DIRECTIONS: From our Northiam Office proceed in a northerly direction taking the left hand turn into Dixter Road. Turn left into Ewhurst Lane, after a short distance turn left into 'The Hollow' and the property will be found immediately on the right hand side of the road marked by our 'For Sale' board.

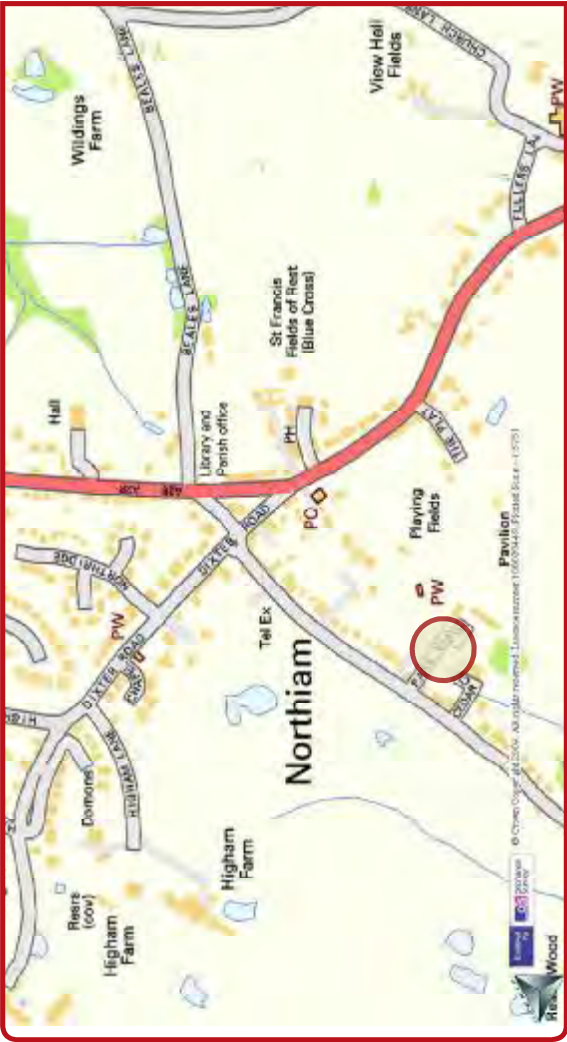
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
A (92-100)		
B (81-91)	83	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC





sales@douglasmoloney.com

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**VIEWING BY
 APPOINTMENT
 01797 253000**





ALPHA PLACE

CACKLE STREET

BREDE

EAST SUSSEX TN31 6EA

PRICE GUIDE £385,000

Douglas Moloney
and partners

specialising in the sale and letting of village and rural property

ALPHA PLACE
CACKLE STREET
BREDE
EAST SUSSEX
TN31 6EA

PRICE GUIDE £385,000

DETACHED CHARACTER PROPERTY
COMPLETELY REFURBISHED
LARGE ENCLOSED GARDENS
DOUBLE DETACHED GARAGE
EXCELLENT OFF ROAD PARKING
2 RECEPTION ROOMS
KITCHEN
CONSERVATORY
3 BEDROOMS
VIEWS ACROSS BREDE VALLEY
VIEWING RECOMMENDED

A beautifully refurbished detached character house located in the heart of the village with enclosed landscaped gardens, excellent off road parking and a detached barn style double garage. Kitchen, conservatory, 2 reception rooms, downstairs cloakroom. 3 bedrooms, upstairs family bathroom. 2 timber outbuildings/sheds. Viewing highly recommended.

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01797 253000

ENTRANCE PORCH. ENTRANCE HALL. RECEPTION ONE/SITTING ROOM. RECEPTION TWO/DINING ROOM. KITCHEN OPENING TO CONSERVATORY. LOBBY. CLOAKROOM. TWO DOUBLE BEDROOMS. SINGLE BEDROOM THREE/STUDY. SHOWER ROOM. GARDENS TO THE FRONT AND SIDE. ATTACHED HERITAGE STYLE DOUBLE GARAGE WITH OFF STREET PARKING. SIDE TERRACE. TIMBER STORE.

Wooden painted front door to ENTRANCE PORCH. Leaded light windows to side. Oak floor. Exposed brick walls. Painted panelled part glazed door through to

ENTRANCE HALL: UPVC double glazed leaded light window with horizontal blind to side. Oak panelled doors to all rooms. Oak floor. Turned staircase with second double glazed leaded light window with blind to side. Coved ceiling. Door to dining room. Door to kitchen. Door to

RECEPTION ONE/SITTING ROOM: 15'3 x 12' Bay style double glazed leaded light door leading out to side decked

terrace with windows. Gas fired coal effect cast iron stove on polished slate hearth. TV point. Sky connection. Coved ceiling. Two wall light points.

RECEPTION TWO/DINING ROOM: 13' x 11'5 Double aspect room with UPVC double glazed leaded light window to front and side, both with horizontal blinds. Coved ceiling. Victorian ducks nest style fire place (not in use).

KITCHEN: 14' x 8'5 Twin UPVC double glazed leaded light windows to the rear. Fitted with comprehensive range of cream shaker style base and wall units. Run one: Plumbing



for washing machine, drawer pack, Rangemaster 90 range style cooker (available by separate negotiation) with matching extractor over. Space for tumble dryer. Single bowl, single drainer, stainless steel sink unit with mixer tap inset into reconstituted stone worktops. Run two: Fully integrated larder fridge with matching freezer below. Eye-level cupboards above. Centre double glazed glass shelved display cupboards with lights. Over worktop lighting. Tiled splashbacks. Oak floor. Double opening part glazed oak doors to

CONSERVATORY: 15'2 x 8'3 UPVC double glazed windows to three sides, all with vertical blinds. Part glazed door leading out to the side decked terrace. Oak floor. Double doored oak effect shelved storage cupboard. Matching single doored base cupboard.

From the kitchen:

SMALL LOBBY: Inset coir matting. Oak part glazed door leading out to the side terrace. Oak door to

CLOAKROOM: Eye-level UPVC double glazed leaded light window to rear. Fitted with contemporary style white suite comprising WC with matching seat, wall mounted wash hand basin with tiled splash back. Coved ceiling. Extractor. High level meter cupboard. Oak floor.

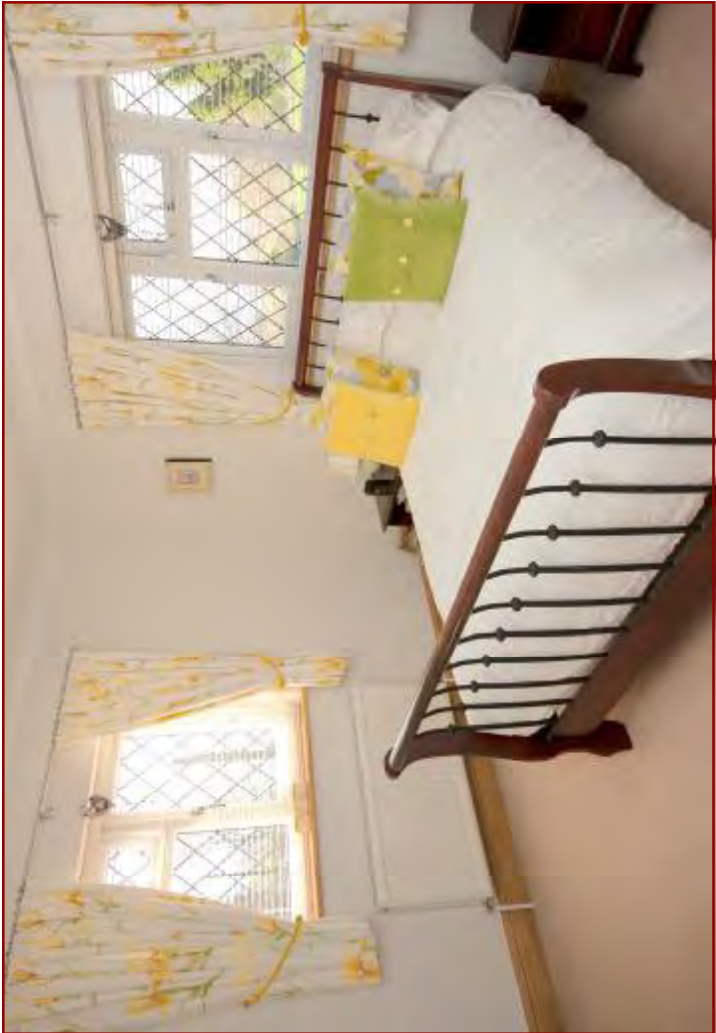
Turned staircase to FIRST FLOOR LANDING with UPVC double glazed leaded light window with horizontal blinds to side. Matching window to front. Coved ceiling. Matching oak doors to all rooms. Loft hatch. Oak door to AIRING CUPBOARD housing hot water tank with slatted shelves over. Door to STORAGE ROOM with UPVC leaded light window to side wit horizontal blind. Worcester gas fired boiler servicing hot water and central heating.

BEDROOM ONE: 13' x 11'10 UPVC double glazed leaded light window to side with horizontal blind. Coved ceiling. Triple full height mirror doored wardrobe cupboard with hanging rails and shelves. TV point.

BEDROOM TWO: 13' x 11'6 Double aspect room with UPVC double glazed leaded light window to front and matching window to side both with horizontal blinds. Enjoying views over countryside beyond. Coved ceiling. Double mirror doored wardrobe cupboard with hanging rail and shelves. TV point.

SINGLE BEDROOM THREE/ STUDY 8'7 x 7'6 UPVC double glazed window to side. Coved ceiling.





FAMILY BATH/SOWER ROOM: Double aspect room with obscure UPVC double glazed leaded light windows to side and rear, both with horizontal blinds. Fitted with contemporary style white suite comprising shower/bath set into tiled recess with Mira Events shower. Glass shower screen to side. WC with matching seat. Wash hand basin set into double doored shelved storage cupboard with tiled splash back. Mirror above. Inset ceiling lighting. Four light spot track. Vinyl floor. Coved ceiling.

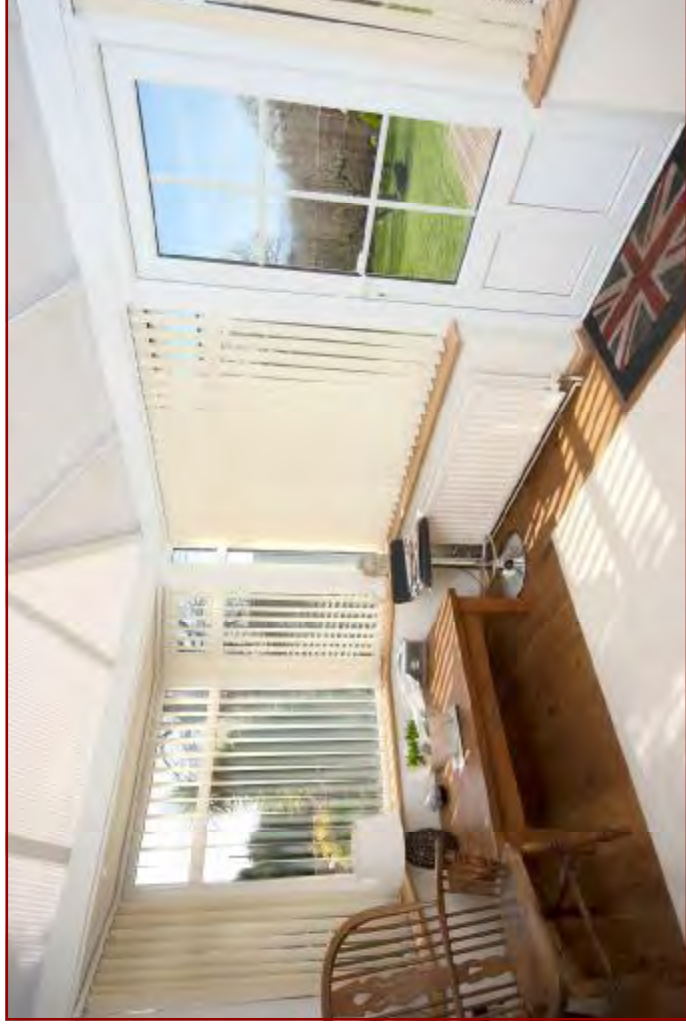
OUTSIDE: The property is approached from the road via full height wooden gates set into matching full height wooden panelled fence with concrete pathway leading to the front door. Planted bed to the left hand side. Walled boundary. The front garden is of good size, laid to level lawn completely surrounded by full height close boarded fencing. Planted borders and fruit trees. Paved area to the

left opens out to side courtyard via full height wooden gate giving access to TIMBER GARDEN STORE and continuing around to the rear of the property with second large TIMBER STORE/WORKSHOP. Light and power connected. Concrete pathway from the front continues around to the right hand side of the property with raised decked terrace to the side accessed via the reception room and conservatory. Gravel pathway with steps leads down to extensive off road parking area with metal gate giving access to the road. DETACHED HERITAGE STYLE DOUBLE TIMBER GARAGE (18'6 x 17'). Light and power connected. Roof storage space. The property is completely surrounded by full height close boarded fencing providing a good degree of security and privacy. Outside light. Outside tap.

SERVICES: All mains services connected.

AGENTS NOTE: New carpets and solid oak flooring have been fitted throughout the property. All curtains are hand made and can be purchased by seperate negotiation.

DIRECTIONS: On leaving our Northiam office proceed in a southerly direction passing through the village of Broad Oak and on into Brede. Continue on past Brede Village Hall on your left. As you pass Pottery Lane on your right the entrance to Alpha Place can be found immediately after on the left hand side of the road.



The floor plan for the second floor is shown in a light blue color. It features three bedrooms: Bedroom 1 (top right), Bedroom 2 (bottom right), and Bedroom 3 (middle right). A bathroom is located in the top left corner. A staircase is situated in the middle left area. The plan also includes several closets and a central hallway.

[illegible]

[†]Proportion are for use as a guide only and are not to scale.
[‡]These results are not seasonally adjusted.

ALPHA PLACE, CACKLE STREET, DROOG



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DOUGLAS MOLONEY AND PARTNERS
THE VILLAGE GREEN
MAIN STREET
NORTHAM
EAST SUSSEX
TN31 6ND
01797 253000

VIEWING BY
 APPOINTMENT
 01797 253000



Mons Calps Development
Plot 1 Chitcombe Road
Broad Oak
East Sussex
TN31 6EU

Price on application

Douglas Moloney
and partners

specialising in the sale and letting of village and rural property

**Mons Calps Development
Plot 1 Chitcombe Road
Broad Oak
East Sussex
TN31 6EU**

Price on application

Work is about to start on this thoughtfully designed detached 4 bedroom property. The master bedroom will be ensuite with 3 further bedrooms and separate upstairs bathroom. High specification kitchen/breakfast room (separate utility room) with full length windows and glass folding doors to make the most of the fantastic views into the garden and the countryside beyond. Sitting room with a wood burner providing a central feature and french doors with full length glass windows making the most of the far reaching countryside views. Separate study. Downstairs cloakroom. Integral garage and parking.

Please register your interest with us if you would like to be kept informed as



ALL AREAS MEASURED TO FACE UNLESS NOTED TO THE CONTRARY
MEASUREMENTS ARE APPROXIMATE
PLANNING PERMISSION HAS BEEN OBTAINED

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7 Willowbank
Robertsbridge
East Sussex
TN32 5NH

Price Guide £430,000

**Spacious detached four bedroom house.
Walk to mainline station.**

Douglas Moloney
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**7 Willowbank
Robertsbridge
East Sussex
TN32 5NH**

Price Guide £430,000

- Detached spacious home
- Immaculate presentation
- 3 reception rooms
- 4 bedrooms
- Master bedroom with ensuite
- Quiet no through road location
- Access to mainline station
- Private rear garden
- Double garage

Viewing highly recommended

A spacious detached house, situated in a quiet sought after residential location close to the village centre within a short walk of the mainline station and local schools. 3 reception rooms. Kitchen/Breakfast room with separate utility room. Cloakroom. Master bed with spacious ensuite bathroom. 3 further double bedrooms. Family bathroom. Attached double garage. Off street parking. Private rear garden. Gas fired central heating.

viewing by
appointment
01797 253000

Paved pathway with three steps down to part glazed wooden front door with wooden double glazed windows (throughout the house) to both sides to

ENTRANCE HALL: Inset coir matting. Turned staircase with wooden balustrade to the first floor. Coved ceiling. Smoke alarm. BT point. Door to UNDERSTAIRS STORAGE CUPBOARD. Painted panelled door to

CLOAKROOM: Wooden obscure double glazed window to side. Pastel suite comprising WC with matching seat, small wall mounted wash hand basin with tiled splash back.

Painted glazed casement door with matching opening panel to side to

DRAWING ROOM: 19'5 x 12'5 Double opening wooden



French doors with matching panels to both sides leading out to the rear terrace. Matching window enjoying views over the rear garden. Painted Adam style fire surround with marble slips and matching marble hearth inset with open fire gas point. Coved ceiling. Two wall light points. TV point. Sky connection.

Painted casement door with matching opening panel to side to

RECEPTION TWO/DINING ROOM: 11'9 x 10'9 Double aspect



room with window to front and window to side. Coved ceiling.

Painted panelled door to

KITCHEN/BREAKFAST ROOM: 13'x 11'4 Window with roller



blind enjoying views over the rear terrace and garden beyond. U-shaped range of oak base and wall units with roll edged laminate worktop over. Comprising double height shelved cupboard, breakfast bar, two corner cupboards, single bowl single drainer stainless steel sink unit with mixer tap over.

Plumbing for dishwasher. Neff four ring ceramic hob with integrated extractor over. Matching Neff double electric fan assisted oven with grill. Cupboards above and drawers below. Over worktop lighting. Tiled splashback. Over window lit plinth with wine storage to both sides. Tile effect laminate floor. Space for breakfast table. Painted panelled door to

UTILITY ROOM: 10'9 x 5'9 Part glazed wooden door leading out to the rear terrace with cat flap. Window with blind to side. Double wood edged laminate base unit with roll edged wood effect worktop over inset with single bowl single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for tumble dryer and for further upright servicing hot water and central heating. Matching tile effect laminate floor.

RECEPTION THREE/STUDY: 12'7 x 6'2 Window to side. BT point. Coved ceiling.

Turned staircase to first floor landing with wooden balustrade. Window to front. Matching doors to all rooms. Coved ceiling. Loft hatch with light to insulated loft space. Smoke alarm.

MASTER BEDROOM: 13'2 x 11'7 max Windows enjoying



views over the rear garden. Two double doored His and Hers wardrobe cupboards with hanging rail and shelf over. Coved ceiling. Painted panelled door to EN SUITE BATHROOM. Obscure glazed window to side. Pastel suite comprising WC with matching seat, pedestal mounted wash hand basin, bidet and handled panelled bath with telephone shower over set into

part tiled recess. Light/shaver point.

BEDROOM TWO: 12'8 x 11'7 Window enjoying views over



the rear garden. Coved ceiling.

BEDROOM THREE: 12' x 10'11 Window to front and side. Coved ceiling. TV point.



BEDROOM FOUR: 12'7 x 7'8 Window enjoying views over the rear garden. Coved ceiling.

FAMILY BATH AND SHOWER ROOM: Obscure glazed window with roller blind to side. Neutral suite comprising WC with matching seat, pedestal mounted wash hand basin with light/shaver point over and panelled handled bath with telephone

shower set into part tiled surround. Step up to fully tiled shower cubicle with bi-folding door inset with Mira Discovery shower. Painted door to AIRING CUPBOARD housing hot water tank with immersion heater and slatted shelves over.

OUTSIDE: The property is approached from the road over herringbone brick laid driveway providing parking for 3 /4 vehicles and giving access to the ATTACHED DOUBLE GARAGE (19'4 x 18') with twin opening up and over doors. Light and power connected. Paved pathway with three steps down gives access to the front door. Outside light. Area of gently sloping lawn. Planted bed to the front of the property. Full height gate to the left hand side gives access to paved pathway with planted border, brick and fenced lined boundary, opening out to extensive paved terrace to the rear of the property. The rear garden is enclosed to all three sides with panel fencing. Tree and shrub planted borders. Good sized area of lawn. Rose and lavender beds to the side. Tree lined backdrop enjoying good privacy and security. Outside tap. TIMBER GARDEN SHED.



SERVICES: All mains services are connected.

DIRECTIONS: From our Northiam office proceed in a southerly direction for 1.5 miles taking the right hand turning B2165 signposted Battle/Staplecross. Continue on this road for approximately 3.6 miles to Cripps Corner taking the right hand turning B2089 to Battle. Continue to the junction, turn right onto the A21 towards London. Continue straight over the roundabout and after 1.5 miles take the left hand turn signposted Robertsbridge. Proceed into the High Street, turn left into Station Road. Take the left hand turning into Willowbank and No 7 will be found on the right hand side of the road after a short distance.

Viewing: By appointment via the agent on 01797 253000



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Plot 2
Mons Calpe
Broad Oak
East Sussex
TN31 6EU

Price guide £450,000



Connected Developments previous build



Sitting room design from Connected Developments previous build



Connected Developments previous build

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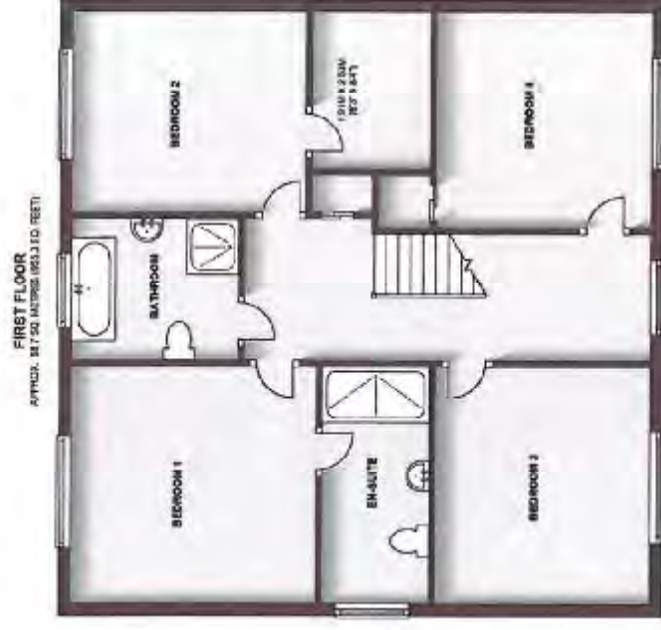
**Plot 2
Mons Calpe
Broad Oak
East Sussex
TN31 6EU**

Price guide £450,000

A thoughtfully designed detached 4 bedroom property with beautiful rear views across the Brede Valley and offering a spacious 2,150 sq feet approx (including integral garage). Master bedroom and bedroom 2 will be ensuite. Separate upstairs bathroom. High specification kitchen/breakfast room (separate utility room) with full length windows and glass folding doors to make the most of the fantastic views into the garden and the countryside beyond. French doors from the kitchen lead to the sitting room with a wood burner providing a central feature and this room again has full length glass windows and bi folding doors making the most of the far reaching countryside views. Separate study. Downstairs cloakroom. Integral



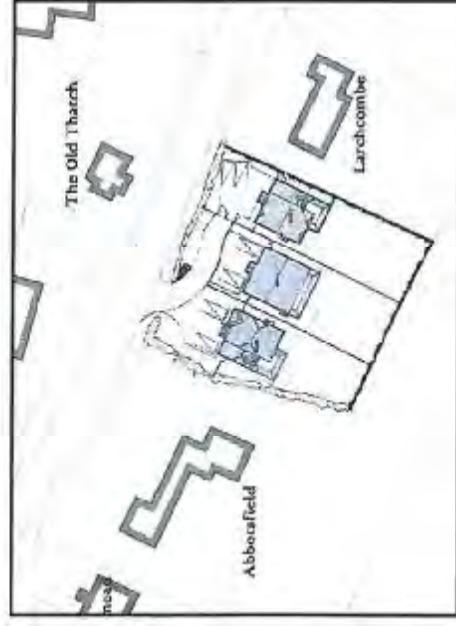
TOTAL AREA APPROX 2013 SQ. METRES (2105.2 SQ. FEET)
Floorplans are for use as a guide only and are not to scale.
P101 (preliminary floor plan)



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Connected Developments previous build