

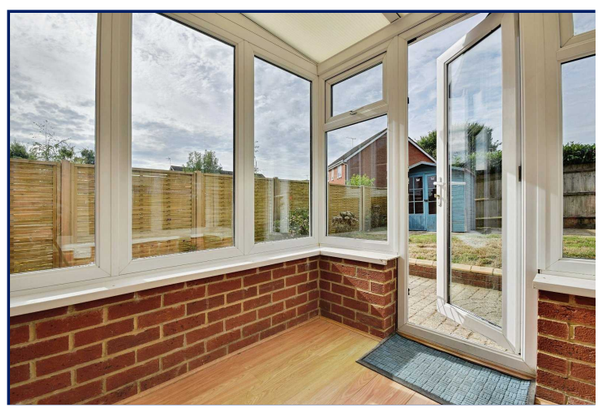














Fernrick Cottage, Main Street,
Peasmarsh, Rye, East Sussex,
TN31

Asking Price: £325,000
Freehold

Reeds Rains

reedsrains.co.uk

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Council Tax Band: C
EPC Rating: C

Description
Offered CHAIN FREE, this modern, well-presented semi-detached home has been recently improved and redecorated throughout, offering comfortable living accommodation arranged over two floors.

Deceptively spacious inside, the property boasts well-presented, well-appointed rooms comprising an entrance hall, living room, open-plan kitchen/diner and a conservatory to the rear — ideal for relaxed everyday living and entertaining alike. Upstairs, three bedrooms include a principal room with modern en-suite, alongside a stylish family bathroom serving the remainder of the first floor. Outside, the front of the property is enclosed by a picket fence and laid out as an attractive ornamental garden, while to the rear, an enclosed garden features a paved terrace, summerhouse, and a bike/storage shed with the benefit of light and power. A pedestrian gate leads from the garden to two adjacent tandem off-road parking bays set behind the property. Further benefiting from double glazing and gas central heating throughout, this is a fantastic opportunity for buyers seeking a move-in-ready home with the added convenience of a chain-free sale.

Location
Nestled within the picturesque High Weald Area of Outstanding Natural Beauty, the sought-after village of Peasmarsh lies just three miles north-west of the historic Cinque Port town of Rye, offering the perfect balance of rural charm and everyday convenience. Surrounded by rolling countryside, the village retains a strong sense of community while boasting a genuinely impressive range of local amenities.

The village benefits from a primary school, three pubs, a country hotel, and an independent supermarket with a petrol station, alongside a Memorial Hall for community events, a playground, sports field and pavilion, and allotments, everything needed for day-to-day village life.

The historic parish church of St Peter and St Paul adds further character, with the church tower offering wonderful views over Rye and the surrounding countryside, and home to the oldest working church turret clock in the UK. For those needing to travel further afield, Peasmarsh is well connected by the A268, providing direct access to Rye and the wider East Sussex road network, while nearby stations in Rye offer rail links to Hastings, Ashford, and beyond.

With its blend of unspoilt countryside, strong community spirit, and practical local amenities, Peasmarsh remains one of the most desirable villages in the area for buyers seeking a peaceful, rural lifestyle without compromising on convenience.

Entrance Hall
Approached canopy above, carpeted flooring. Single radiator. Part panelled walls. Carpeted stairs to first floor landing with door to lounge.

Lounge
15'9" x 10'5" (4.8m x 3.18m)
Wood laminate flooring. Double radiator. UPVC double glazed window to front aspect. Dado rail. Coving to ceiling, door to kitchen/dining room.

Kitchen/Dining Room
13'5" x 11'7" (4.1m x 3.53m)

Tiled flooring. Dado rail. Textured. Built in under stairs cupboard. The Kitchen comprises a range of wall and base units with a rolled edge work surface over and a one and a half bowl stainless steel sink and drainer inset. Built in freezer, oven, gas hob and extractor. Spaces for fridge and washing machine. Part tiled walls. Cupboard housing modern boiler. Ample space for dining table and chairs, UPVC double glazed window to rear aspect. UPVC double glazed doors to Conservatory.

Conservatory
6'10" x 6'3" (2.08m x 1.9m)
Wood laminate flooring. UPVC double glazed window to three sides and UPVC double glazed door to garden.

Landing
Carpeted flooring. Doors to Bathroom and Bedrooms and laddered access to the part boarded loft above

Bedroom 1
11'11" x 10'6" (3.63m x 3.2m)
Carpeted flooring. Two single radiators. Two UPVC double glazed window to front aspect, door to En-suite.

En-Suite Shower Room
4'9" x 4'5" (1.45m x 1.35m)
Tiled flooring. Part tiled walls. Single radiator. UPVC opaque double glazed window to rear aspect. The white suite comprises a low level flush water closet, pedestal wash hand basin and corner shower cubicle with glass door.

Bedroom 2
10'5" x 7'9" (3.18m x 2.36m)
Carpeted floor. Single radiator. UPVC double glazed window to rear aspect.

Bedroom 3
13'4" x 8' (4.06m x 2.44m)
Single radiator. UPVC double glazed window to rear aspect. Built in cupboard.



For full EPC please contact the branch.

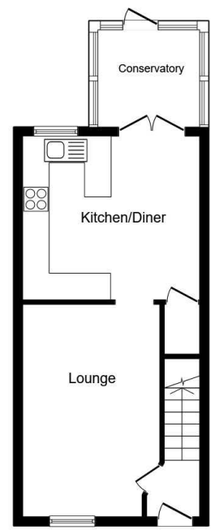
Bathroom
7'1" x 6' (2.16m x 1.83m)
Laminate flooring. Heated towel rail. UPVC opaque double glazed window to side aspect. Part tiled walls. White suite comprises of low level flush water closet, unit housed wash hand basin, and panel enclosed bath with wall mounted shower attachment.

Rear Garden
29' x 11' (8.84m x 3.35m)
Patio and mostly laid to lawn fence enclosed garden with deep garden shed running along the side of the property with light and power. Fenced borders, summerhouse and rear gate with access to two parking bays.

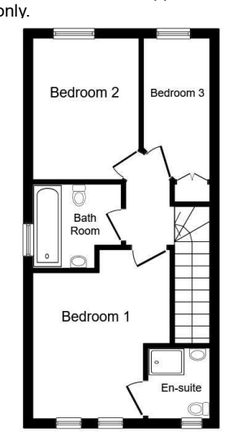
Off Road Parking
Two allocated parking bays located at the rear of the property one behind the other

Freehold

Agents Note
A service charge for the development of approx £30.00 is payable monthly.



Ground Floor



First Floor

Total floor area 74.0 sq. m. (797 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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All Measurements are Approximate.

Laser Tape Clause
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Floorplan Clause
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Other important information which you w