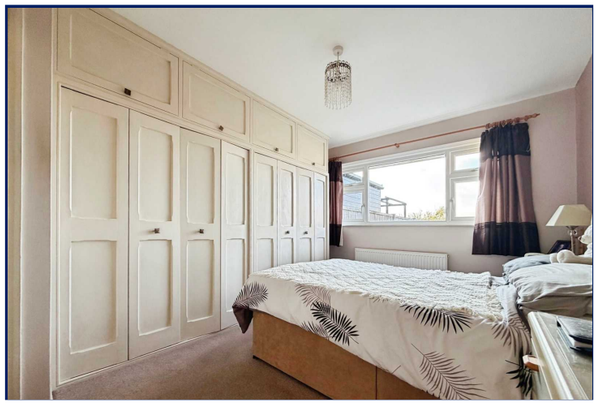




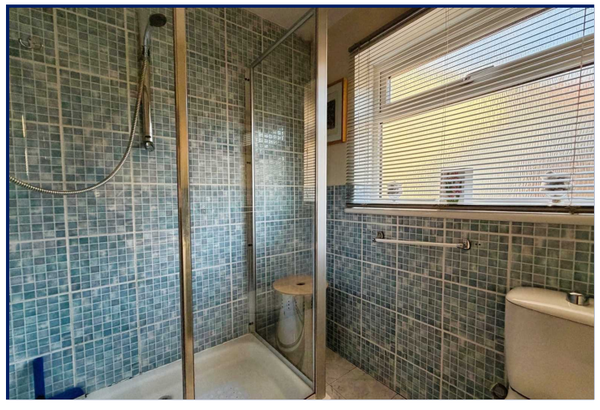












Brents Mead, Farm Lane, Rye,
East Sussex, TN31

Asking Price: £325,000
Freehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £325,000 Freehold

Council Tax Band: C
EPC Rating: D

Description
Situated on Farm Lane, this two-bedroom semi-detached property offers well-proportioned accommodation and benefits from ample off-road parking. Further features include oil-fired central heating and double glazing. Ideally suited to a range of buyers, the property offers comfortable living with excellent potential to make it your own.

Location
Farm Lane is situated within the popular coastal village of Camber, renowned for its beautiful sandy beach, sand dunes and relaxed seaside lifestyle. The village offers a selection of local shops, cafés, pubs and everyday amenities, with Rye's historic town centre just a short drive away, providing a wider range of shops, restaurants and facilities. The surrounding area offers plenty of opportunities for coastal walks, watersports and outdoor pursuits, making Camber an attractive location for both permanent living and holiday homes.

Entrance Hall
Enter the property via the porch, doors leading to all ground floor rooms. Door leading to carpeted stairs to first floor.

Kitchen
9'11" x 9'5" (3.02m x 2.87m)
Laminate flooring, part tiled walls, windows to front and side aspect. The kitchen comprises a range of wall and base units with work surface fitted over, stainless steel sink and drainer inset, fitted oven and grill, fitted extractor hood, electric hob, spaces for fridge and washing machine. Fitted oiled fired Grant boiler.

Lounge
17' x 9'11" (5.18m x 3.02m)
Carpeted flooring, window to front aspect,feature fireplace with electric fire, tiled hearth and wooden surround.

Dining Room
9'6" x 9'9" (2.9m x 2.97m)
Carpeted flooring, double doors leading to rear garden.

Bedroom One
13'6" x 9'10" (4.11m x 3m)
Carpeted flooring, window to rear aspect, built in storage cupboard, built in wardrobes.

Shower Room
5'6" x 6'6" (1.68m x 1.98m)
Laminate flooring, window to side aspect, tiled walls. The white suite comprises a w/c, vanity wash hand basin, electric wall mounted shower with sliding glass door. Heated towel rail.

Bedroom Two
19'9" x 14'8" (6.02m x 4.47m)
Carpeted flooring, eaves storage cupboards, window to side aspect, Velux to rear aspect.

OUTSIDE

Garden
Fence enclosed rear garden with views over fields. Paved and lawn areas to garden, established shrub boarders. Summer house, timber shed, side access gate.

Garage
Up and over door, power to the garage.

Driveway
Parking for multi vehicles.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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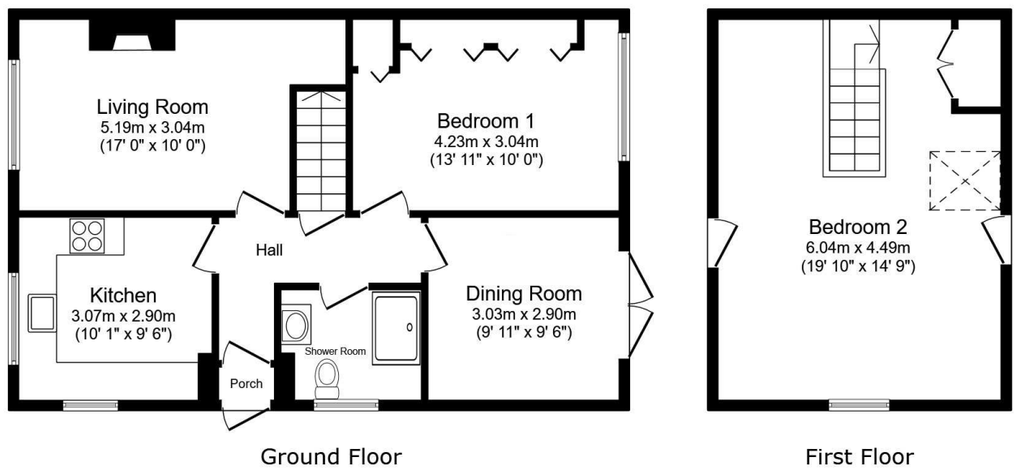
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 84.6 sq.m. (911 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Other important information which you will need to know about this property can be found at reedsrains.co.uk