



Lynton, Main Street, Peasmarsh, TN31

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LYNTON, MAIN STREET, PEASMARSH, TN31 6SU

Guide Price: £180,000

An unmodernised chalet style semi detached house in need of updating, set in the heart of Peasmarsch village.

- Entrance Hall
- Kitchen
- Living Room
- Conservatory
- Bedroom 1
- Bedroom 2
- Dressing Room
- Family Bathroom
- Single Garage
- UPVC Double Glazing
- Gas Central Heating



Description:

A brick built semi detached chalet style house situated in a pleasant location in the heart of Peasmarsch village. The accommodation provides an entrance hallway leading into the kitchen, bathroom and reception room, which in turn leads into a rear conservatory. A staircase from the hallway provides access to the first floor two double bedrooms, and a third bedroom/dressing room. Externally the property has a lawned front garden with concrete strip off street parking leading to a detached brick built side garage, while at the rear of the property is a north facing garden predominantly laid to lawn.

Location:

Lynton is set in the village of Peasmarsch, approximately 3 miles from the ancient Cinque Port town of Rye, which provides a good range of amenities including local shops, restaurants, sports complex and transport links. Peasmarsch itself has a good selection of amenities including three village pubs, a post office, an independent supermarket and petrol station.

Schools:

A number of highly regarded schools in the area include; Vinehall, Claremont, Buckswood, and Cranbrook. There is a village primary school, and Rye offers further state primary and secondary schools.

Travel and Transport:

Rye train station offers links to the high speed service to London St.Pancras (1Hr 10mins), and link to Eurostar trains from Ashford International. The M20 may be joined at Ashford via the A28 and A259.

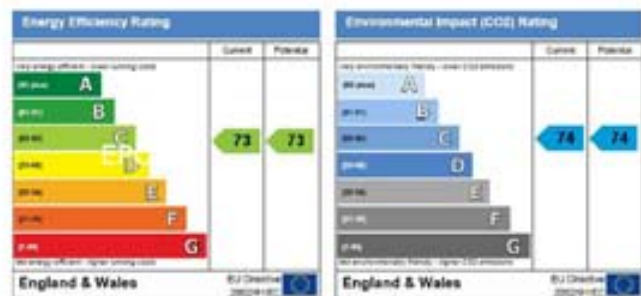
Accommodation:

- **Entrance hallway:** Accessed by UPVC double glazed front door, Carpeted hall and stairwell.
- **Reception Room:** 5.70m x 3.30m (18'9" x 10'10")
Carpeted, UPVC double glazed window to side elevation, two double radiators, double doors leading through to:
- **Conservatory:** 5.70m x 2.00m (18'9" x 6'7")
Carpeted, UPVC double glazed windows to the rear and side.
- **Kitchen:** 3.50m x 3.10m (15'3" x 10'2")
Carpeted, UPVC double glazed window to front elevation, kitchen fitments in need of updating.
- **Bathroom:** 1.89m x 1.51m (6'2" x 4'11")
Linoleum flooring, UPVC double glazed opaque window to east side elevation, white suite comprising bath, WC, and wash hand basin with cupboard housing.
- **Bedroom 1:** 5.60m x 2.90m (18'5" x 9'6")
Carpeted, UPVC double glazed window to front and rear elevations with radiators below, two built in cupboards (one with built in radiator).
- **Dressing room / Bedroom 3:** 2.2m x 1.78m (7'2" x 5'10")
Accessed from Bedroom 1 - Carpeted, UPVC double glazed window to front elevation with radiator below.
- **Bedroom 2:** 2.75m x 2.75m (9' x 9')
Carpeted, UPVC double glazed window to rear elevation with radiator below.
- **Garage:** Detached, brick built garage, with metal up and over entrance door, concrete floor, timber side door and casement window.

Outside:

Front garden laid to lawn with a concrete hard standing strip providing off street parking space for one car, leading to the side garage. At the rear of the property is a north east facing garden, predominantly laid to lawn, and a garden shed.

Energy Performance Certificate



General Information

Services: Mains Water, Gas and Electricity, Mains drainage.

Council Tax: Currently Band D

Local Authority: Rother District Council

Tenure: Freehold

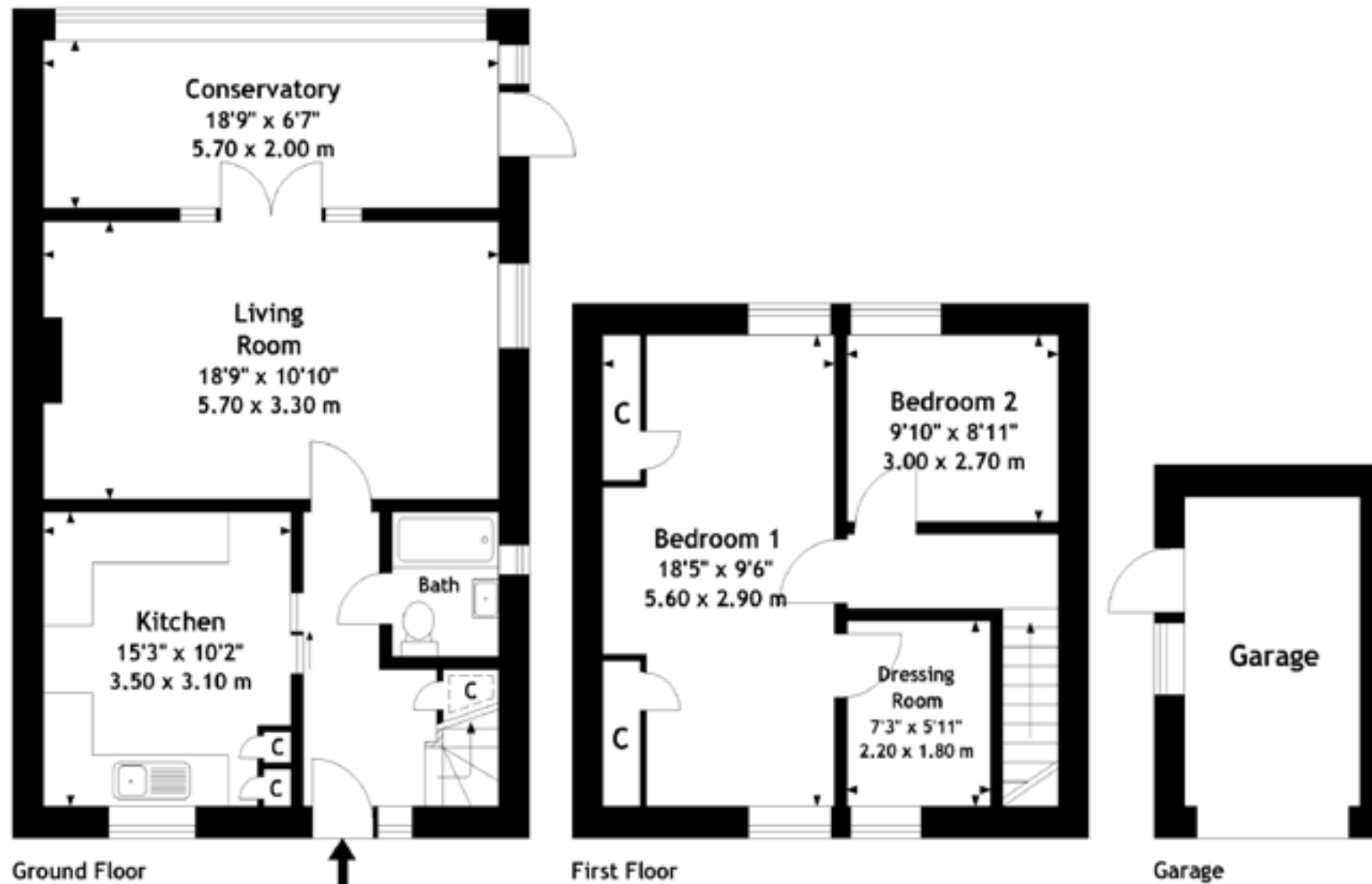
Viewing:

Strictly by prior appointment with agents - Consider it Done Sales on 01797 224852

Directions:

From our offices in Cinque Ports Street continue along Cinque Ports Street into Landgate. At T - junction turn left onto the A268, following signs for Hawkhurst/London. Remain on the A268 until you arrive in Peasmarsh. Lynton can be found on the right hand side just after the junction to The Maltings.

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APPROX. GROSS INTERNAL FLOOR AREA 902 SQFT / 83 SQM



This is for guidance only, not to scale and must not be relied upon as a statement of fact
c Southern Energy Assessments 2011

Agents Notes:

Prospective purchasers' are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Consider it Done, and we will be please to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.



CONSIDER IT DONE

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