



Moloney
COUNTRY PROPERTY



27 SPRINGFIELD DRIVE RYE

27 SPRINGFIELD DRIVE, RYE, EAST SUSSEX TN31 7FL

CHAIN FREE. A DETACHED, 2 BEDROOM COACH HOUSE, LOCATED ON THE POPULAR VALLEY PARK DEVELOPMENT ON THE OUTSKIRTS OF THE HISTORIC TOWN, CLOSE TO COUNTRYSIDE AND COAST. BEAUTIFULLY PRESENTED ACCOMMODATION INCLUDING SITTING/DINING ROOM WITH JULIET BALCONY TO THE REAR, OPENING TO A CONTEMPORARY STYLE KITCHEN WITH ALL INTEGRATED APPLIANCES. 2 DOUBLE BEDROOMS, 1 WITH EN-SUITE SHOWER AND BATH/SHOWER ROOM. LOW MAINTENANCE GARDEN TO THE FRONT, REAR DRIVEWAY PROVIDING PARKING AND ACCESS TO THE GARAGE AND 2 USEFUL STORE ROOMS.

ACCOMMODATION LIST: ENTRANCE HALL, OPEN PLAN SITTING/DINING/KITCHEN, 2 DOUBLE BEDROOMS, ONE WITH EN SUITE SHOWER ROOM, BATH/SHOWER ROOM. LOW MAINTENANCE GRAVELLED FRONT GARDEN, GARAGE, 2 STORES, OFF ROAD PARKING. GFCH.



Door to:

ENTRANCE HALL: L-shaped with wood effect floor. Matching doors to all rooms. Coved ceiling, inset ceiling lights. Loft hatch.

OPEN PLAN SITTING/DINING/KITCHEN:

SITTING/DINING AREA: Double glazed window to the front with horizontal blind, matching window to side and double doors to the rear with Juliet balcony. Wall light points, TV point, BT point. Coved ceiling. Space for dining table. Opening to:

KITCHEN: Double glazed window with blind to the rear. Fitted with comprehensive range of white base and wall units with dark wood effect laminate worktop over, inset with 1½ bowl, single drainer, stainless steel sink unit. Electrolux hob with matching oven below and extractor/light over, glass splash-back. Zanussi integrated slim line dishwasher, Hoover integrated washing machine. Electrolux integrated fridge with freezer below. Inset ceiling lights. Tile effect vinyl floor. Coved ceiling. Painted panelled splash-backs. Vaillant gas boiler.

BEDROOM: Double glazed window to the rear with blind. Wood effect floor. Wardrobe cupboard with hanging rail and shelf over. Wall light points, coved ceiling. Door to:

EN-SUITE SHOWER ROOM: Obscure double glazed window to the rear. Fitted with white suite comprising WC, pedestal hand basin & tiled shower cubicle with bi folding glass door. Inset ceiling lights, extractor. Wood effect floor. Ladder style heated towel rail.

GUIDE PRICE £360,000



BEDROOM: Double glazed window to the front with blind. Wood effect floor. Wardrobe cupboard with hanging rail and shelf over. Coved ceiling.

BATH/SHOWER ROOM: Obscure double glazed window to the front with blind. Fitted with white suite comprising WC, hand basin set onto high gloss storage unit with mirror over & panelled bath with shower over, glass screen to side. Tiled walls with glass mosaic dado tile. Ladder style heated towel rail. Inset ceiling lights, extractor. Wood effect floor.

OUTSIDE: The property is approached from the front over a paved pathway with low maintenance gravelled areas to both sides and hedged front boundary. Steps to the right-hand side lead down to a gate to the rear driveway, giving access to the single garage, 2 useful store rooms and parking.

AGENTS NOTES: The property is freehold. However, the left-hand garage and carport in the undercroft are on long leases to 3rd party adjoining properties.

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

FLOOR AREA: 97 m² (1,044 ft²)

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'C'

TENURE: Freehold

SERVICE CHARGES: Annual Service charge of £131.44

TRANSPORT LINKS: For the commuter, Rye station provide services via Hastings/ Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks) and at Ashford (M20).

DIRECTIONS: Travelling towards Rye on the B2089, continue through Udimore. At the roundabout turn left into Wellington Avenue, at the junction bear right into Benson Way. The rear driveway will be found on the left, opposite the park.

What3Words (Location): [///uppermost.enhances.poet](https://www.what3words.com/uppermost.enhances.poet)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.



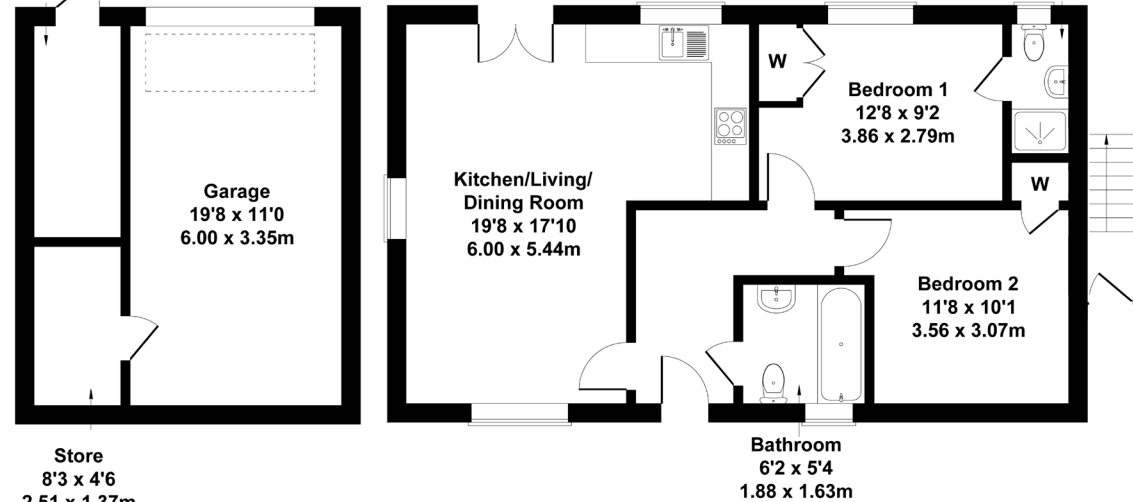
IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

27 Springfield Drive

Approximate Gross Internal Area
1044 sq ft - 97 sq m

Store
10'8 x 4'6
3.25 x 1.37m

En-suite
6'8 x 2'11
2.03 x 0.90m



Not to Scale.
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828