



## Property Development and Construction

### Two Lancaster Court

Deadmans Lane,  
Rye, East Sussex

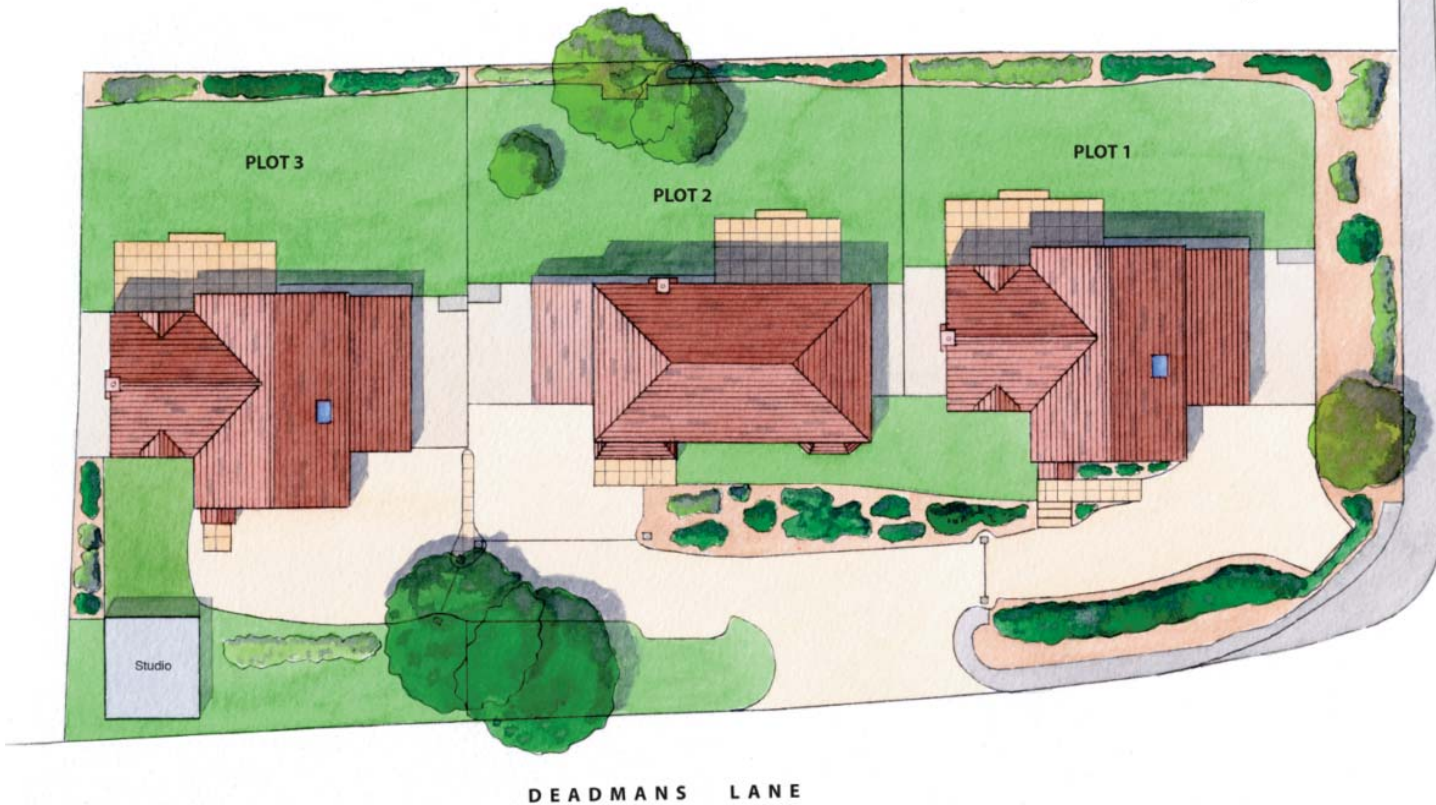
#### FOR SALE

Finished to the highest quality both internally and externally this 5 bedroom executive house offers spacious accommodation designed for flexible modern living whilst utilising traditional timeless finishes.

**Over two floors:** Five bedrooms, two en-suite, plus family bathroom, large open plan kitchen dining area with central Island, lounge with traditional brick fireplace, separate games / family room, study and cloakroom, integral garage and multiple car parking

**Price £575,000**



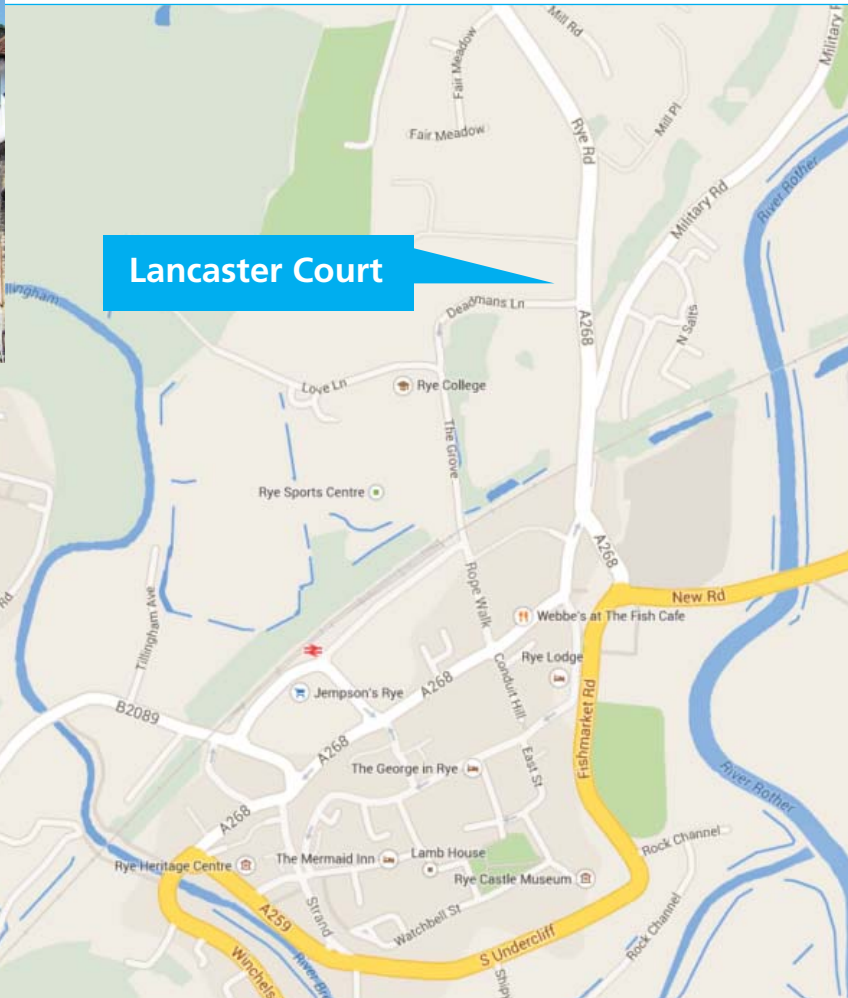


## Lancaster Court

All three new homes will be finished to a high standard consistent with our other high quality developments; spacious and light, flexible for modern family living built solidly using traditional materials:

- Brick, tile hung and traditional weatherboard exteriors
- Oak flooring and oak doors
- Brick fireplace for wood burning stove to lounge
- Solid oak worktops, integrated kitchen appliances
- Separate utility room
- Gas central heating
- Integral garage
- Off road parking for several cars
- Patio area and turfed lawn
- Gravel driveway.

The Development has a 10 Year warranty.



## The Local Area

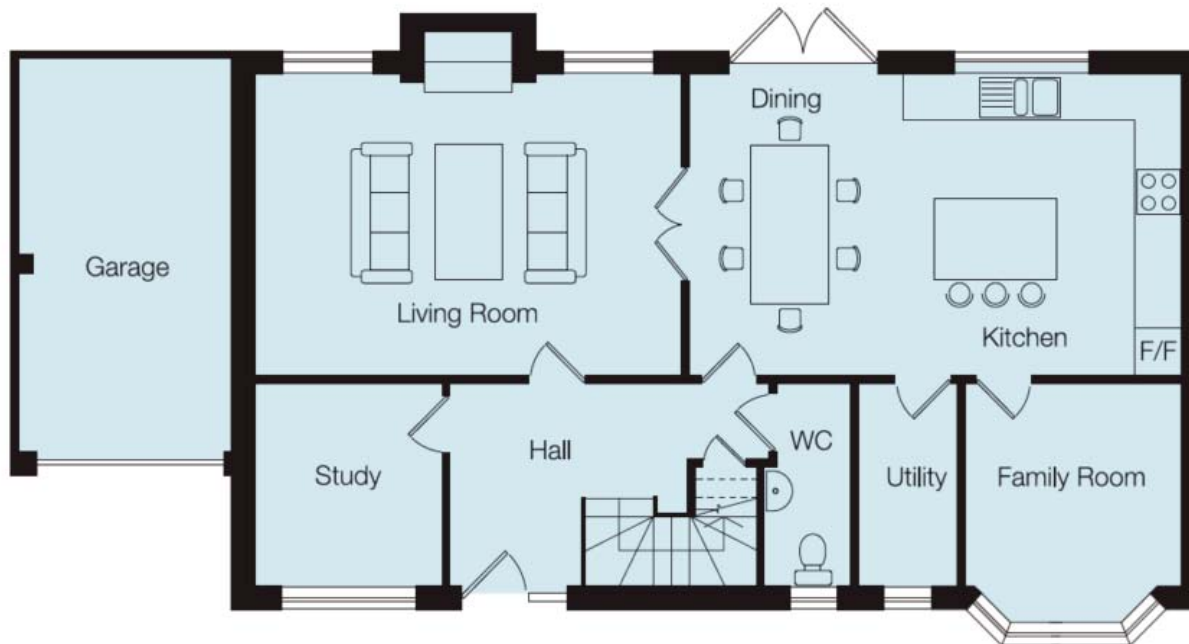
Rye is one of Henry III's Cinque Ports; a beautiful walled harbour city packed full of history and charm. Lancaster Court is ideally situated on the hill just outside the ancient city walls; only a 3 minute walk into town with its pubs, restaurants and historic buildings.

Rye Station is within easy walking distance with direct connections to Ashford International in 20 minutes and then onwards to London St Pancras, which can be reached from Rye in under 1 hour and 10 mins.

The seaside town of Hastings is only 12 miles away and the local beach is just 5 mins drive.

## Two Lancaster Court

### GROUND FLOOR



#### Entrance Hall:

Oak flooring, stairs to first floor, access to lounge, kitchen /dining, study, family room, cloakroom and coats storage

#### Cloakroom:

Pedestal wash hand basin with mixer tap and tiled splashback, low level wc, part tiled walls, oak flooring, heated towel rail

#### Coat Cupboard:

Ample storage for coats and boots

#### Kitchen / Dining Room: 6.6m x 4m

Soft close wall and floor units with solid oak worktops, and one and a half bowl stainless steel undermount sink. Integrated dishwasher, range cooker with gas hob and extractor fan over. Integrated fridge freezer. Central island with storage underneath. Oak flooring. Dining area to accommodate large table. Downlighters, double doors to garden and double doors to lounge

#### Utility Room: 2.6m x 1.3m

Wall mounted gas boiler, worktop with plumbing under for washing machine and dryer. Door to kitchen

#### Living Room: 4m x 5.7m

Brick Fireplace, double doors to kitchen / dining, single door to entrance hall, carpet to floor.

#### Study: 2.5m x 2.7m

Door to entrance hall, carpet to floor

#### Family Room: 2.7m x 2.9m widening to 3.1m in bay window

Door to kitchen, carpet to floor

*(All dimensions are approximate, measured off plan and may vary slightly in completed building)*

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### FIRST FLOOR



#### First Floor Landing:

##### **Master Bedroom:** 4m x 4.1m

Doors to landing, walk in wardrobe / dressing room and ensuite shower room, carpet to floor

##### **Walk-in Wardrobe / Dressing Room:** 2.4m x 1.6m

Carpet to floor

##### **Ensuite Shower Room:** 1.3m x 2.4m

Low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled shower cubicle. Fully tiled floor and part tiled walls

##### **Bedroom 2:** 2.8m x 3.8m

Door to landing, carpet to floor

##### **Ensuite Shower Room:** 1.8m x 2.8m

Low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled shower cubicle. Fully tiled floor and part tiled walls.

##### **Bedroom 3:** 3.6m max x 2.9m

Door to landing.

##### **Bedroom 4:** 3.3m x 2.6m

Door to landing, carpet to floor

##### **Bedroom 5:** 3.1m x 2.5m widening to 3.0m

Door to landing and to ensuite shower room, carpet to floor

##### **Family Bathroom:** 1.7m x 2.4m

Door to landing, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled bath with thermostatic shower mixer over and mixer tap to bath, tiled floor and part tiled walls

*(All dimensions are approximate, measured off plan and may vary slightly in completed building)*

