



Little Stocks House, Udimore, Rye,  
East Sussex, TN31

**Asking Price: £475,000**  
**Freehold**

 **Reeds Rains**

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Asking Price: £475,000 Freehold

Council Tax Band: E  
EPC Rating: Exempt.

Grade II Listed semi detached cottage located in the village of Udimore and thought to be one of the oldest properties in the village. This four bedroom home is located within a short distance to the neighbouring town of Rye as well as surrounding villages with amenities and mainline transport links being nearby. Providing flexible accommodation, this home boasts a wealth of character and comprises two reception rooms, four bedrooms and two bath/shower rooms. Little Stocks retains many of the original features including beams and oak floorboards and externally benefits from off road parking and low maintenance gardens.

Basement

**Bedroom**  
17'1" x 14'11" (5.2m x 4.55m)  
Wood laminate flooring. Glazed window to side aspect. Beams to ceiling.

Ground Floor

Shared Entrance Hall

**Lounge**  
19'1" x 17'6" (5.82m x 5.33m)  
Carpeted flooring. Two wall mounted electric storage heaters. Multi pane window to front aspect. Feature fireplace with brick surround and hearth with wooden mantle and Charles 1st re-casted backing. Beams to ceiling. Door to communal front hall. Carpeted stairs to first floor landing.

**Dining Room**  
11'11" x 11'5" (3.63m x 3.48m)  
Brick flooring. Part panelled walls. Single glazed window to side aspect. Feature Rayburn. Beams to walls and ceiling. Doors to lounge and kitchen. Stable style door to garden.

**Kitchen**  
13'7" x 11'1" (4.14m x 3.38m)  
Tiled flooring. Multi pane single glazed window to rear aspect. The kitchen comprises a range of base units with a solid wooden work surface over and an inset sink. Space for range oven, fridge, freezer, washing machine, dish washer and tumble dryer. Beams to ceiling.

First Floor

**Landing**  
Carpeted flooring. Wall mounted electric storage heater. Doors to all first floor rooms. Carpeted stairs to attic. Beams to walls and ceiling.

**Master Bedroom**  
17'9" x 16'9" (5.4m x 5.1m)  
Ancient oak wooden floor boards. Feature fireplace with brick surround and hearth. Door to walk in wardrobe with glazed window to front aspect. Wall mounted electric storage heater. Multi pane wooden window to front aspect. Beams to walls and ceiling. Door to en-suite shower.

**En-Suite Shower**  
8'5" x 4'4" (2.57m x 1.32m)  
Laminate flooring. The white suite comprises a low level flush wc, pedestal wash hand basin and corner shower cubicle with glass screen and a wall mounted shower attachment fitted over. Spot lighting to ceiling.

**Bedroom**  
13'3" x 11'7" (4.04m x 3.53m)  
Carpeted flooring. Multi pane window to side aspect. Wall mounted electric storage heater. Beams to walls and ceiling. Single radiator.

Second Floor

**Family Bathroom**  
12'2" x 11'7" (3.7m x 3.53m)  
Laminate flooring. Multi pane window to side aspect. Airing cupboard housing hot water tank. The white suite comprises a low level flush wc, pedestal wash hand basin, free standing ball and claw bath and shower cubicle with a wall mounted shower attachment fitted over. Single radiator. Heated towel rail. Beams to walls and ceiling.

**Attic Bedroom**  
17'7" x 13' (5.36m x 3.96m)  
Carpeted flooring. Wall mounted electric storage heater. Range of eaves storage cupboards. Single glazed bay window to front aspect. Beams to walls and ceiling.

Outside

Driveway

**Car Port**  
Providing space for one vehicle.

**Gardens**  
Fence enclosed lawned garden with rear raised deck and some established planting. Brick storage shed.

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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.



Total floor area 158.0 sq. m. (1,701 sq. ft.) approx  
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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.localagent.com