

# PLAYDEN

EAST SUSSEX



## Iden Road, Playden Rye, East Sussex TN31 7PN

Built in the 1960s, this delightful detached family home enjoys stunning far reaching views over the adjoining countryside, on the outskirts of the village of Iden.

A gated drive leads to the garage and provides ample off road parking. The delightful gardens wrap around the property and are laid extensively to lawn bordered with well stocked mature flower and shrub beds. Areas of elevated terrace, one covered with a pergola, are ideal for enjoying the stunning countryside views. From outside a door leads to a cellar which is ideal for garden storage.

- Family Home with Stunning Views
- Triple Aspect Sitting Room
- Dining Room
- Family Room/Bedroom
- Conservatory
- Kitchen/Breakfast Room
- Master Bedroom with Views
- Guest Bedroom with Ensuite
- Further Double Bedroom
- Family Bathroom and Shower Room
- Delightful Manicured Gardens
- Garage and Off Road Parking

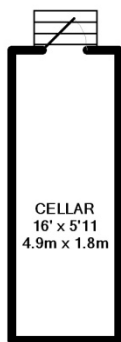




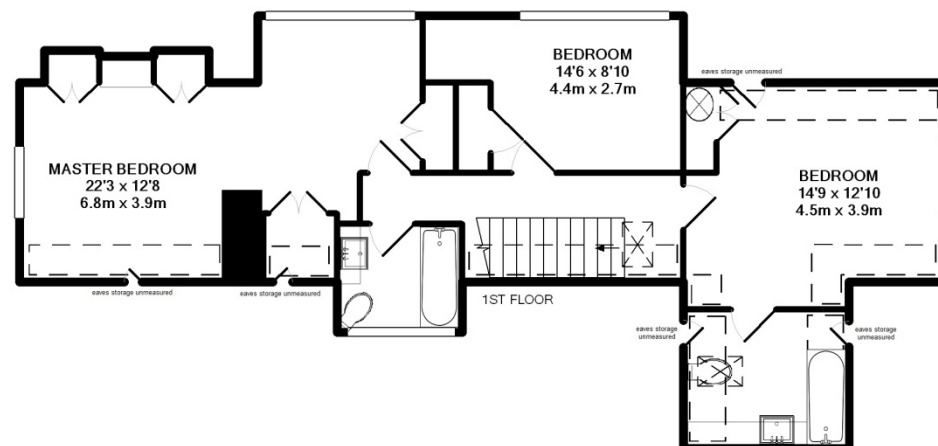
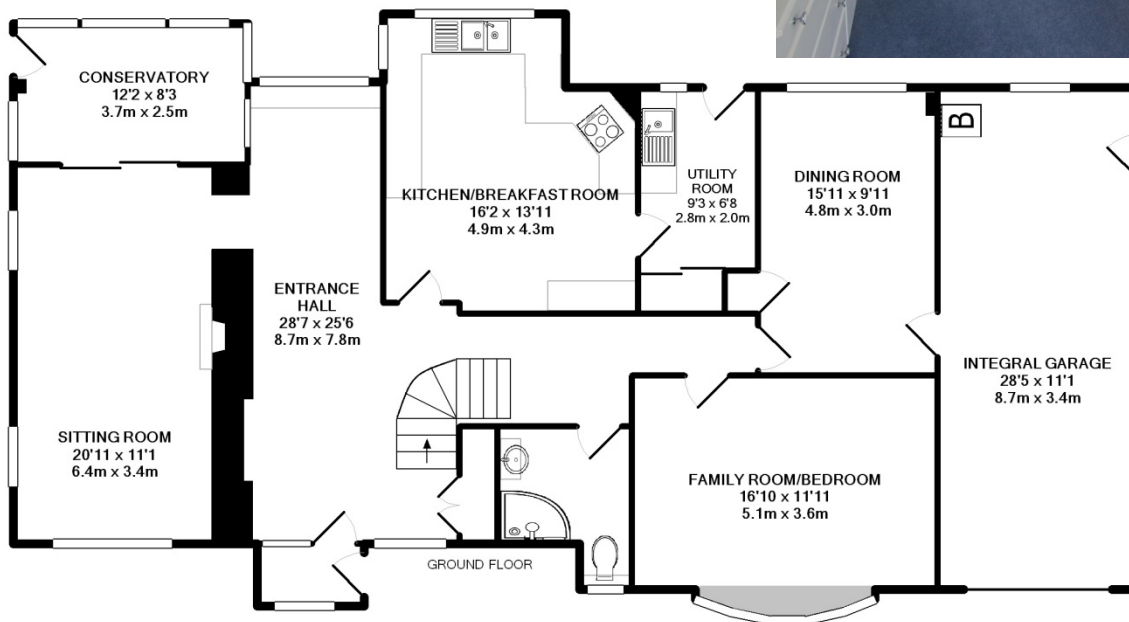








TOTAL APPROX. INTERNAL FLOOR AREA (including cellar) 2510.1SQ.FT. (233.25Q.M)  
(not to scale - for layout purposes only)  
(please note that the fixtures and fittings are not necessarily included in the sale)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# Energy Performance Certificate



Franch Court, Playden, RYE, TN31 7PN

Dwelling type: Detached house  
Date of assessment: 30 April 2014  
Date of certificate: 30 April 2014

Reference number: 8314-7724-2170-7210-7972  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 186 m<sup>2</sup>

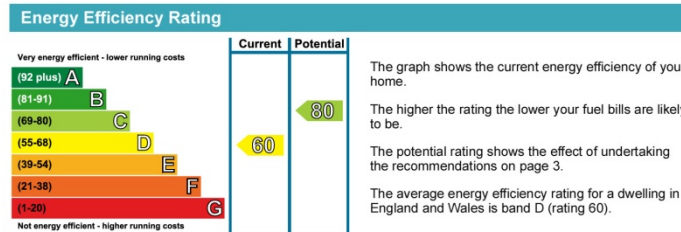
## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 5,616 |
| Over 3 years you could save                     | £ 1,836 |

| Estimated energy costs of this home |                      |                      |                          |
|-------------------------------------|----------------------|----------------------|--------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings |
| Lighting                            | £ 429 over 3 years   | £ 249 over 3 years   |                          |
| Heating                             | £ 4,545 over 3 years | £ 3,135 over 3 years |                          |
| Hot Water                           | £ 642 over 3 years   | £ 396 over 3 years   |                          |
| <b>Totals</b>                       | <b>£ 5,616</b>       | <b>£ 3,780</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



### Top actions you can take to save money and make your home more efficient

| Recommended measures                        | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Cavity wall insulation                    | £500 - £1,500   | £ 624                        | ✓                         |
| 2 Floor Insulation                          | £800 - £1,200   | £ 438                        | ✓                         |
| 3 Low energy lighting for all fixed outlets | £55             | £ 138                        |                           |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



## SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

Rother District Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



The Corner House, Stone Street  
Cranbrook, Kent TN17 3HE  
Tel: 01580 715400  
Fax: 01580 715122  
Email: [enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)  
Web: [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

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H1013 Printed by Ravensworth 01670 713330

