



40 South Undercliff
Rye, TN31 7HW

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£315,000

A charming and beautifully refurbished 2 bedroom semi-detached house in an elevated position in the sought after and historic town of Rye with far reaching estuary views across to Rye Bay from the beautifully landscaped rear terraced garden.

Accommodation

The accommodation comprises; open plan sitting room / dining room with stylish wooden flooring, attractive galley kitchen with mixed work surfaces and new appliances, utility room, 2 large and bright double bedrooms, pristine family bathroom with bath and shower, large elevated terraced garden at rear with impressive top terrace offering far reaching estuary and sea views. The property benefits from new plumbing, new wiring, underfloor heating in parts, double glazing throughout. There is parking available in nearby public car park (Lucknow Place, TN31 7LR). This delightful property makes an attractive proposition both as a purchase for first time buyers or those looking for a stylish holiday let in a sought after and pretty coastal holiday destination.

Services: Main Gas, Mains Water, Mains Electricity

EPC: YES

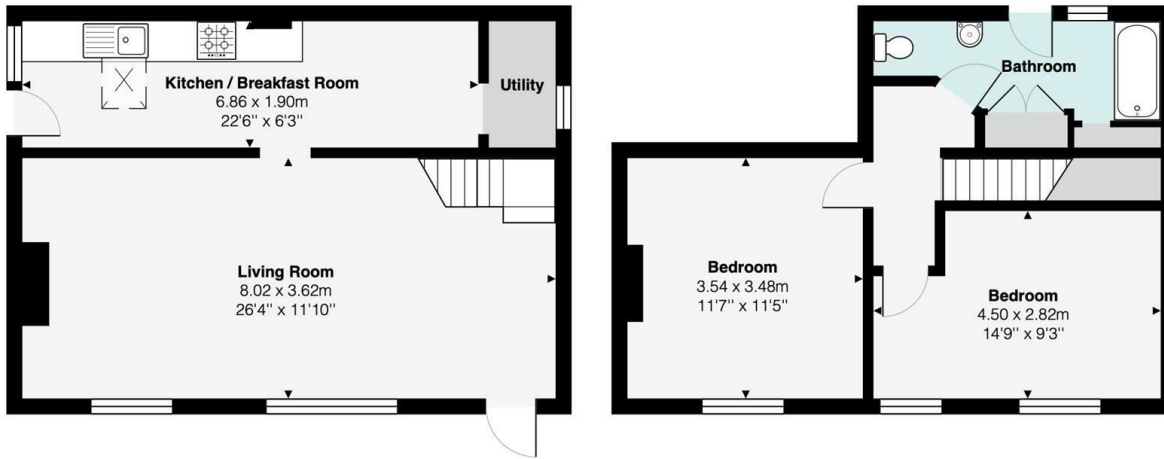
FOR SALE: FREEHOLD

Location

The property occupies a raised position adjacent to the citadel wall of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well

as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne and to Ashford International with high speed connections to London St. Pancras (37 minutes) and from there to Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club, sailing on the south coast and many fine countryside and coastal walks.

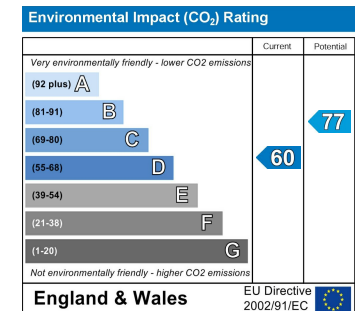
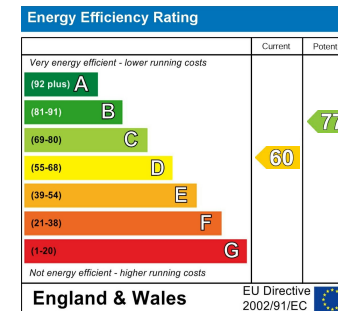
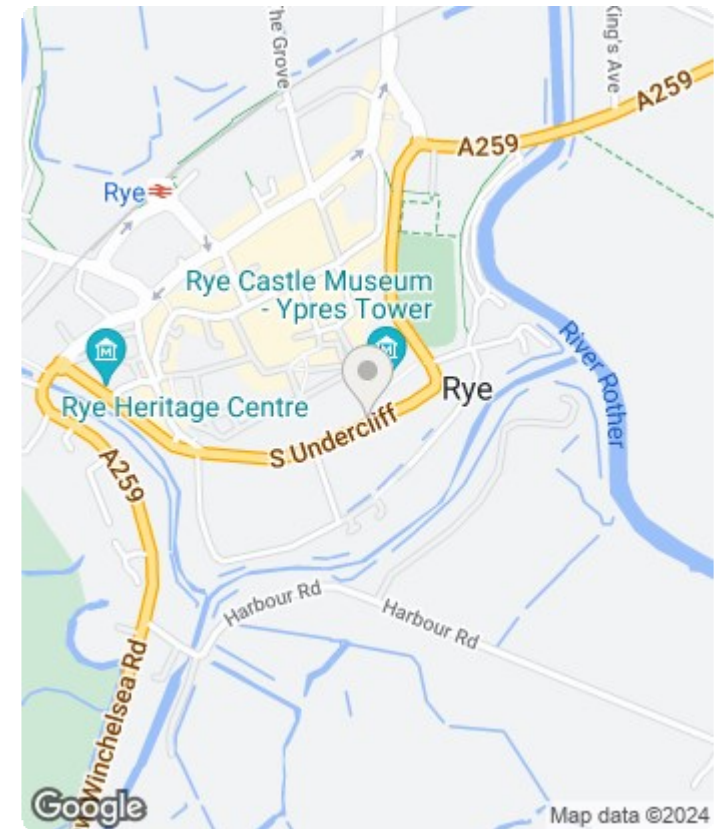




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Total Area: 92.0 m² ... 990 ft²

All measurements are approximate and for display purposes only



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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