



Fairoak,
Fair Meadow, Rye, East Sussex TN31 7NL

Fairoak, Fair Meadow, Rye, East Sussex TN31 7NL Guide Price : £525,0000

Situated at the start of a most desirable private cul-de-sac, just 10 minutes walk from the centre of Rye and its railway station, is this detached 3 double bedroom bungalow, which also benefits from a good size garden, detached garage and driveway providing off-street parking for a number of cars.

The well-presented accommodation consists of a welcoming entrance hall, a large, bright sitting / dining room, modern kitchen, utility room, principal bedroom with extensive built-in storage and cloakroom, two further double bedrooms and a modern shower room. There is certainly scope here to use the flexible accommodation on offer in different ways, or to remodel the bungalow or extend it, subject of course to the necessary permissions.

This lovely home is within walking distance of the centre of the historic Cinque Port town of Rye and its many local amenities and just a short drive from the beautiful coast and Romney Marshes, which is what makes this location so popular.

- Attractive detached three double bedroom bungalow
- Well presented light and bright accommodation throughout
- Large sitting / dining room, modern kitchen and shower room
- Scope for remodelling / extension (stpc)
- Large frontage and good size rear garden
- Detached garage / driveway with off road parking
- 10 minutes walk to the centre of Rye and local amenities
- Mainline station with lines to Brighton and Ashford
- Romney Marshes and east coast just a stones throw away
- No onward chain

SITUATION: This property is on the outskirts of the Cinque Port town of Rye, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although the town is steeped in history, it also caters for everyday life and has a comprehensive range of shopping, health and leisure facilities. Rye has become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a two-screen Kino cinema complex. The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away there are many good walks and leisure activities to pursue. There are a choice of educational opportunities nearby in both the state and private sector. For transport the town has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes.

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The accommodation comprises the following with approximate dimensions :

The front door opens into a welcoming **HALLWAY** which is large enough for free standing furniture. Built-in airing cupboard housing hot water cylinder. Access to the loft space is from this hall.

SITTING ROOM / DINING ROOM 15'11 x 15'10. This large, bright, double aspect room has space for both sitting and dining. A feature fireplace makes a good focal point in the room.

KITCHEN 12'8 x 8'9. A well-appointed modern kitchen comprising a range of base cupboards with matching wall mounted cupboards. Laminate worktops with inset one and a half bowl stainless steel sink with mixer tap. Free standing oven (included in sale). Space for breakfast bar or small table and chairs.

A useful **UTILITY ROOM** 8'9 x 6'11 with space for a washing machine, fridge / freezer and additional white

goods. NB: We understand that all the white goods are included in the sale. Butler sink. Built-in cupboard and space for cloaks and boots. Door to garden.

BEDROOM WITH CLOAKROOM 16'0 x 15'0. A spacious bedroom with good amounts of built-in storage, cloakroom and large bow window to the front.

BEDROOM 2 16'2 x 9'4. A good size double aspect bedroom that could serve a number of different purposes.

BEDROOM 3 11'1 x 10'11. This lovely room, with its sliding patio doors onto the rear terrace, could work equally well as a bedroom or separate dining room. Built-in cupboard.

SHOWER ROOM Smart white suite comprising: large shower with glass screen; built-in unit with concealed cistern WC and wash basin with storage below; heated towel rail. NB: This room is large enough to incorporate a bath if desired.

OUTSIDE The property, which has a large frontage, is approached over a brick paved driveway where there is plentiful parking in front and garage. The brick garage, which is detached, has an electric, remote control up and over door. A gate beside the garage and a further gate to the other side of the bungalow, give access to the good size, deceptively spacious rear garden laid mainly to lawn. A large elevated paved terrace at the back of the house provides the perfect place for summer relaxation, as does the large timber summer house (8'11" x 8'10") which is nestled in the corner of the garden.

SERVICES Mains: water, electricity, gas and drainage. EPC: tba. Local Authority: Rother District Council

PLEASE NOTE: We understand the property was underpinned in 1993

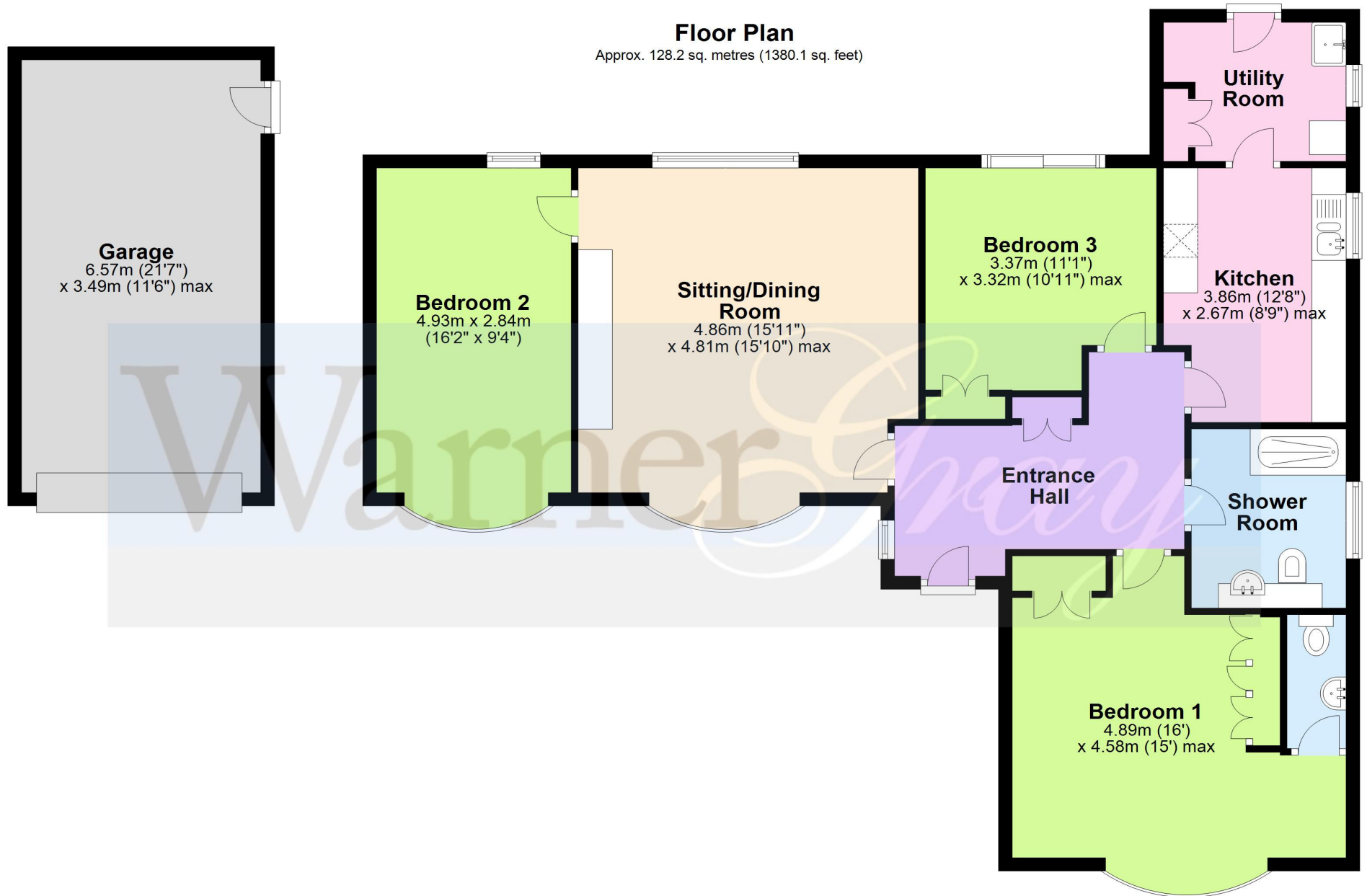
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Floor Plan

Approx. 128.2 sq. metres (1380.1 sq. feet)



Total area: approx. 128.2 sq. metres (1380.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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