



41 Fair Meadow,  
Rye, East Sussex TN31 7NL



## 41 Fair Meadow, Rye, East Sussex TN31 7NL Guide Price : £685,000

Situated in a tucked away position towards the end of a secluded cul-de-sac, just a 10 minute walk from the centre of Rye and its railway station, is this most stylish, modernised detached 3 double bedroom chalet bungalow, which also benefits from a south facing garden, garage and off-street parking.

Beautifully renovated to exacting standards in an on trend Mid-Century style by the current owners, this immaculately presented property has a modern but very homely feel and would make the ideal home for a buyer wishing to move straight in and enjoy living there without having anything to do.

On the ground floor, there is a welcoming entrance hall, a large open plan sitting / dining room, contemporary kitchen, two spacious double bedrooms and a modern shower room, and to the first floor, a wonderful principal bedroom with far-reaching views towards the sea and a separate main bathroom.

This beautiful home, situated in a most favoured quiet residential close, 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 coast.

- Attractive detached three double bedroom chalet bungalow
- Fully refurbished in modern Mid-century style
- Light, bright, generous accommodation throughout
- Contemporary kitchen, bathroom and shower room
- Large frontage and good size south facing rear garden
- Single attached garage / off street parking for two cars
- Tucked away, quiet, secluded cul-de-sac location
- 10 minute walk to the centre of Rye and local amenities
- Mainline station with lines to Brighton and Ashford
- Romney Marshes and Coast just a stones throw away

**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 spacious, welcoming **ENTRANCE HALL** 15'3 x 10'4. That forms the centre of the house. Beautiful original wood parquet flooring, which extends throughout most of the ground floor, gives a warm, lived-in feel. Room for free standing furniture. A modern wood open tread staircase with glass balustrade leads to the first floor.

**KITCHEN** 10'10 x 10'4. The sleek design of the kitchen gives a very clean, contemporary feel. There are a number of high gloss cupboards and units with worktops and inset sinks. The high-end fittings include an eye-level AEG double oven with grill, an AEG induction hob with extractor above and an integrated dishwasher, washing machine and larder fridge with freezer compartment. A cleverly placed unglazed window between the kitchen and dining area makes a sociable point of contact and frames the view of the garden and beyond.

**SITTING ROOM / DINING ROOM** 23'1 x 16'9. This very generous, light, bright open plan room is perfect for modern day living. Two large windows to the rear bring in masses of natural light and a glazed door gives access to the south facing garden beyond.

**BEDROOM 2** 15'10 x 9'7. A spacious double bedroom with good amounts of built-in storage and a window to the front.

**BEDROOM 3** 13'2 x 10'9. This generous room could be used as a third double bedroom or as an additional reception room. A large window gives views over the back garden.

**SHOWER ROOM** Handily situated off of the entrance hallway, this modern shower room serves the two ground floor bedrooms and acts as a cloakroom for the house. Comprises: shower cubicle; basin with storage drawers below; WC and heated towel rail

#### **FIRST FLOOR**

**PRINCIPAL BEDROOM** 22'8 x 15'8. The stunning principal bedroom, which occupies most of the first floor, really has a "wow" factor and is an oasis in which to relax and unwind at the end of a long day. There is plenty of room for storage, including good amounts of eaves storage. The two large south facing windows to the rear give wonderful vistas towards the old town and coast beyond.

**BATHROOM** Situated at the top of the stairs on the first floor, this bathroom consists of: panelled bath with mixer tap and hand held shower attachment; large walk-in shower with sliding glass door; wash basin with storage drawers below; WC and heated towel rail.

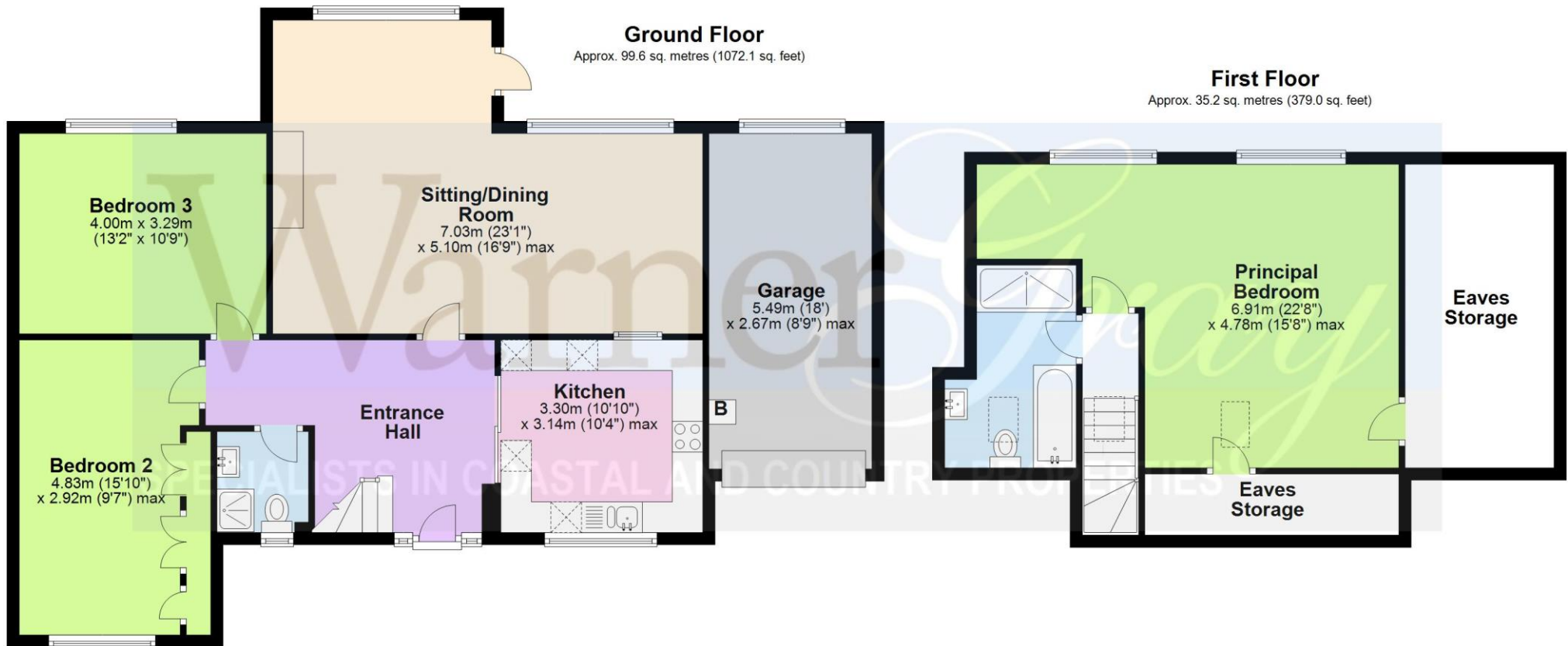
**GARDEN** This property occupies a good size plot. To the front is a gently sloping garden with a patio behind and a driveway for two cars to one side in front of the attached single garage. To the rear is a well screened south facing garden with mature hedging and shrubs that surround a sizeable lawned area, which itself provides plenty of space for children, dogs and gardeners alike to play! To the opposite side of the bungalow from the garage is an area of garden which could provide potential for further extension, subject of course to the necessary permissions.

**LOCATION FINDER** [what3words://ladders.fruitcake.fairness](http://what3words://ladders.fruitcake.fairness)

**SERVICES** Mains: water, electric, gas and drainage. EPC: E (NB: This EPC was carried out in 2015. The property was modernised in 2019). Local Authority: Rother District Council.







**Total area: approx. 134.8 sq. metres (1451.0 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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