



1 Wellington Avenue,  
Rye, East Sussex TN31 7AF



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## Guide Price £699,950

A beautiful four bedroom detached property situated in a highly sought after location within easy reach of the town centre with attractive south facing garden, off road parking and double garage – internal viewing is highly recommended. No onward chain.

Internally the accommodation is immaculately presented with light and bright décor throughout it is perfect for family living and entertaining with a great mix of contemporary design and practicality. Outside, a driveway to the side provides off-road parking for two cars, pretty front garden while to the back, there is a well maintained south facing garden, getting plenty of sunlight, making it perfect for outdoor relaxation with a paved terrace and various seating areas.

The overall combination of a stylish modernist interior and convenient location makes it a very appealing option for a wide range of buyers. Whether it's for someone looking for a permanent home or a coastal getaway, the fact that it's only a short walk from the town centre is a huge bonus - a lovely place to enjoy both the historic charm of Rye and the natural beauty of the coast.

- An immaculately presented detached family property
- Stylish accommodation light and bright décor
- 25' Sitting Room and 19' Kitchen Breakfast Room
- 4 Bedrooms, 3 Bath / Shower Room
- Driveway parking and attached Double Garage
- South facing rear garden with paved terrace
- Highly desirable setting with setting with easy of the town
- Internal viewing highly recommended. No onward chain

**SITUATION:** This property is in Wellington Avenue, being a sought after position just a 15 minute walk from the railway station and centre of the historic 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 stone's throw away, there are many good walks and leisure activities to pursue. There is 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:** **GROUND FLOOR** The front door opens to a spacious and welcoming entrance hall with staircase to the first floor and useful undertairs storage cupboard. Double doors open through to the :

**SITTING ROOM** 25'10 x 13'2 An elegant double aspect room with square bay window to the front and glazed double doors opening to the rear terrace and garden. The fireplace housing a gas fire provides a lovely focal point for the room.

**KITCHEN / BREAKFAST ROOM** 19'1 x 13' maximum. This stunning room is without doubt the heart of the home with its contemporary kitchen and ample space for dining table and chairs it is the perfect place to cook, socialise and entertain. There is a range of gloss worksurfaces and drawers, base and wall cupboards and island unit providing further storage drawers and work space. The built-in appliances include a gas hob with extractor above and built in electric oven and grill, dishwasher and freestanding fridge / freezer. Glazed windows and doors across the back bring in lots of natural light and open to the terrace and garden perfect for extended summer evenings. A door gives access to the:

**UTILITY ROOM** providing space for a washing machine and tumble dryer. Sink unit with drainer and storage space below. Central heating boiler.

**STUDY / SNUG** 13'10 x 9'6. Accessed from the entrance hall, this is a versatile double aspect room with window to the side and square bay window to the front.

**CLOAKROOM** Handily placed from the hall, comprising low level w.c. and wash hand basin.

**FIRST FLOOR** Staircase leads up to the large **LANDING** with built in cupboard housing the hot water cylinder. Hatch to loft with pull down ladder which is fully insulated and boarded.

**BEDROOM 1** 15'11 x 9'11. A spacious double aspect room with window to the front and door to **EN-SUITE SHOWER ROOM** fitted with a smart white suite comprising shower cubicle, low level w.c. and wash hand basin. Window to the rear.

**BEDROOM 2** 11'11 x 10'9. Another good size double bedroom with window to the front and built in wardrobe cupboard.

Door to **EN-SUITE ROOM** with a white suite comprising shower cubicle, low level w.c. and wash basin. Window to the front.

**BEDROOM 3** 10'11 x 10'9 maximum into recess. Window overlooking the rear garden. Built in wardrobe cupboard.

**BEDROOM 4** 8'11 x 6'11. Window overlooking the rear garden.

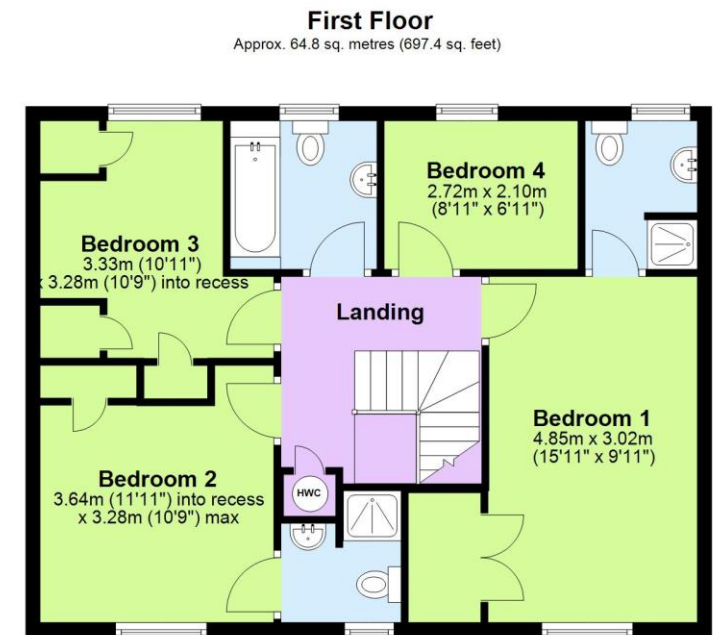
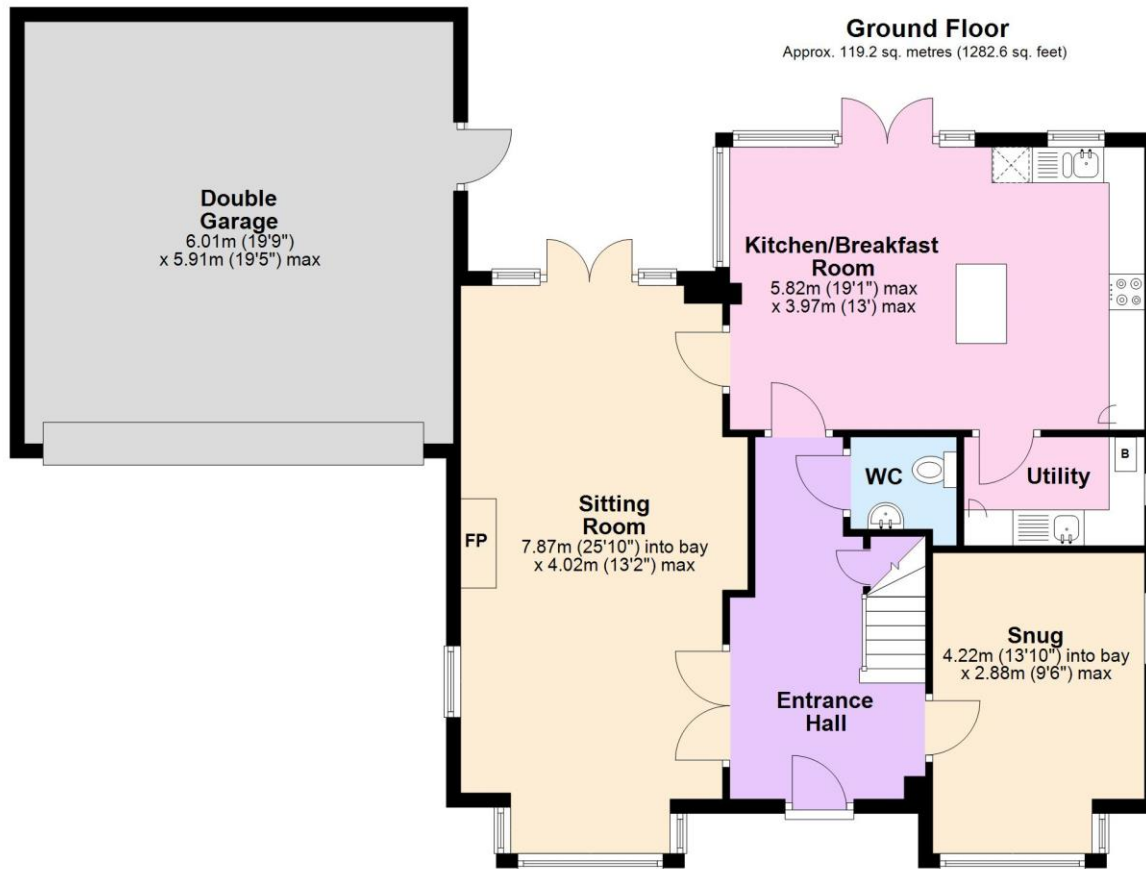
**FAMILY BATHROOM** Fitted with a contemporary suite comprising panelled bath with shower screen, low level w.c. and wash hand basin. Window to the front.

**OUTSIDE** To the side a driveway provides off road parking space and leads to attached **DOUBLE GARAGE** 19'9 x 19'5 (maximum measurements) with personal door to the rear garden. There is a pretty front garden with privet hedge, established planting and pathway to the front door and to the side with gated access to the rear south-facing garden mainly laid to lawn with a paved terrace.

**SERVICES:** Mains: water, electricity, gas and drainage. EPC Rating: B. Local Authority: Rother District Council. Council **Location Finder** : what3words: ///clinking.overhead.objective







Total area: approx. 184.0 sq. metres (1980.1 sq. feet)





