



**19 Fair Meadow,
Rye, East Sussex TN31 7NL**

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Guide Price: £630,000

Situated in a sought after cul-de-sac setting, just a 15 minute walk from the centre of Rye and its railway station, is this most attractive detached three double bedroom property, which also benefits from an attractive large garden, garage and off-road parking.

Internally, the property offers scope for some updating and modernisation providing spacious accommodation arranged over two floors, beginning with a large entrance hall, cloakroom, a generous sitting room with a rear conservatory overlooking the garden, a separate study, kitchen/breakfast room with an adjacent utility room.

On the first floor, there are three bedrooms (one with an en-suite and dressing area) and a family bathroom.

The wonderful gardens are a particular feature with an abundance of well established flowering plants and shrubs and good size areas of lawn and a useful garden shed.

There is also a paved terrace for seating and entertaining.

This attractive family 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.

- Highly desirable location in a popular cul-de-sac
- Just 15 minutes' walk from Rye town centre and railway station.
- Detached three double bedroom home with spacious accommodation
- Large sitting room, conservatory, study, and kitchen/breakfast with utility.
- Offering potential to update and personalise.
- Main bedroom with en-suite, two further double bedrooms and bathroom.
- Large and attractive garden, garden shed, and paved terrace for entertaining.
- Garage and driveway off-street parking to front of garage
- No onward chain
- Close to coast and local amenities this this historic town

SITUATION Fair Meadow is a desirable and popular area set close to the charming 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 every day life and has a range of shopping, health and leisure facilities, cafes, restaurants, pubs and hotels. Rye has also 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 Kino cinema complex. The town has local train services to Eastbourne / Brighton and to Ashford, from where the high-speed connection to London St. Pancras can have you in the capital in 37 minutes. The town has local train services to Eastbourne / Brighton and to Ashford, from where the high-speed connection to London St. Pancras can have you in the capital in 37 minutes. Both Romney Marsh and the popular beach at Camber Sands are both also within easy reach.

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The accommodation comprises the following with approximate dimensions : Open entrance porch with front door, windows either side, opening into **ENTRANCE HALL**. An good size, inviting hallway with stairs to the first floor.

CLOAKROOM with low level w.c. and wash hand basin.

SITTING ROOM 19'11 x 11'11. Large window to the front garden. Feature fireplace (not tested) providing an ideal focal point for the room. Double doors open to the conservatory.

DINING ROOM / STUDY 10'11 x 9'11. Accessed from the hall, this is a versatile room with window to the front garden.

KITCHEN / BREAKFAST ROOM 12'10 x 9'6. Fitted with a range of worksurfaces with base cupboards, drawers and matching wall units. One and a half bowl sink unit with drainer and mixer tap. Built in oven and hob with extractor. Space for dishwasher. Fitted wall display cupboards. Space for table and chairs. Window overlooking the rear garden. Door to

UTILITY ROOM 8'11 x 8'11. A good size utility room with worktops with storage cupboards and space for washing machine / tumble dryer. Central heating boiler. Window to the side and door to the outside terrace and garden.

CONSERVATORY 13'9 x 11'2. Double doors from the sitting room open into the conservatory which is a lovely room with ample space for seating to sit and relax enjoying a view over the rear garden. Doors lead out onto the terrace.

FIRST FLOOR LANDING From the hall, stairs lead up to the landing with window to the front and hatch to roof space. Built in linen cupboard. Doors to

BEDROOM 1 13'1 x 11'11. A light and bright room with window to the front. Archway to **Dressing Area** with window to rear and door to **EN-SUITE SHOWER ROOM** with shower cubicle, low level w.c. and wash hand basin.

BEDROOM 2 10' x 9'7. A double bedroom with window to the front. Built in wardrobe cupboards.

BEDROOM 3 10'11 x 7'11. Window to the rear garden. Built in wardrobe cupboards.

BATHROOM Suite comprising panelled bath, low level w.c. and wash hand basin.

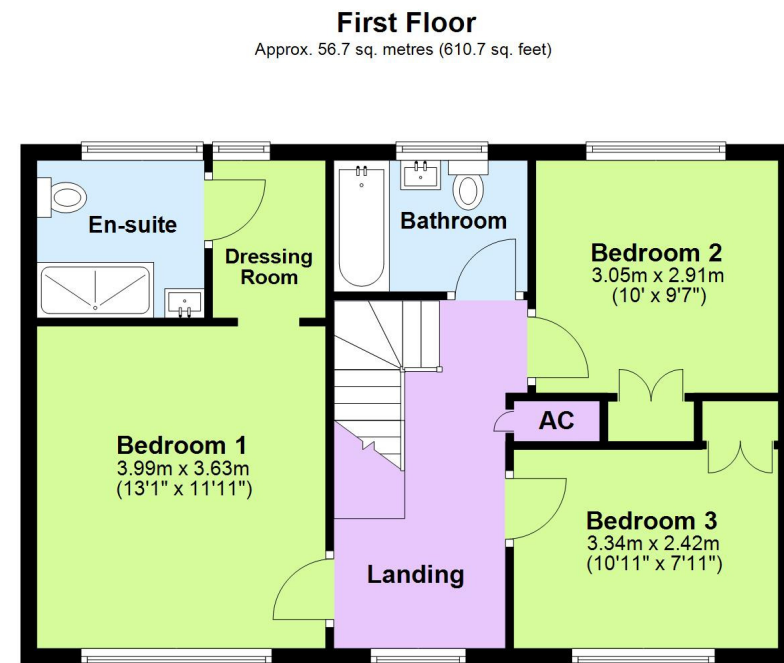
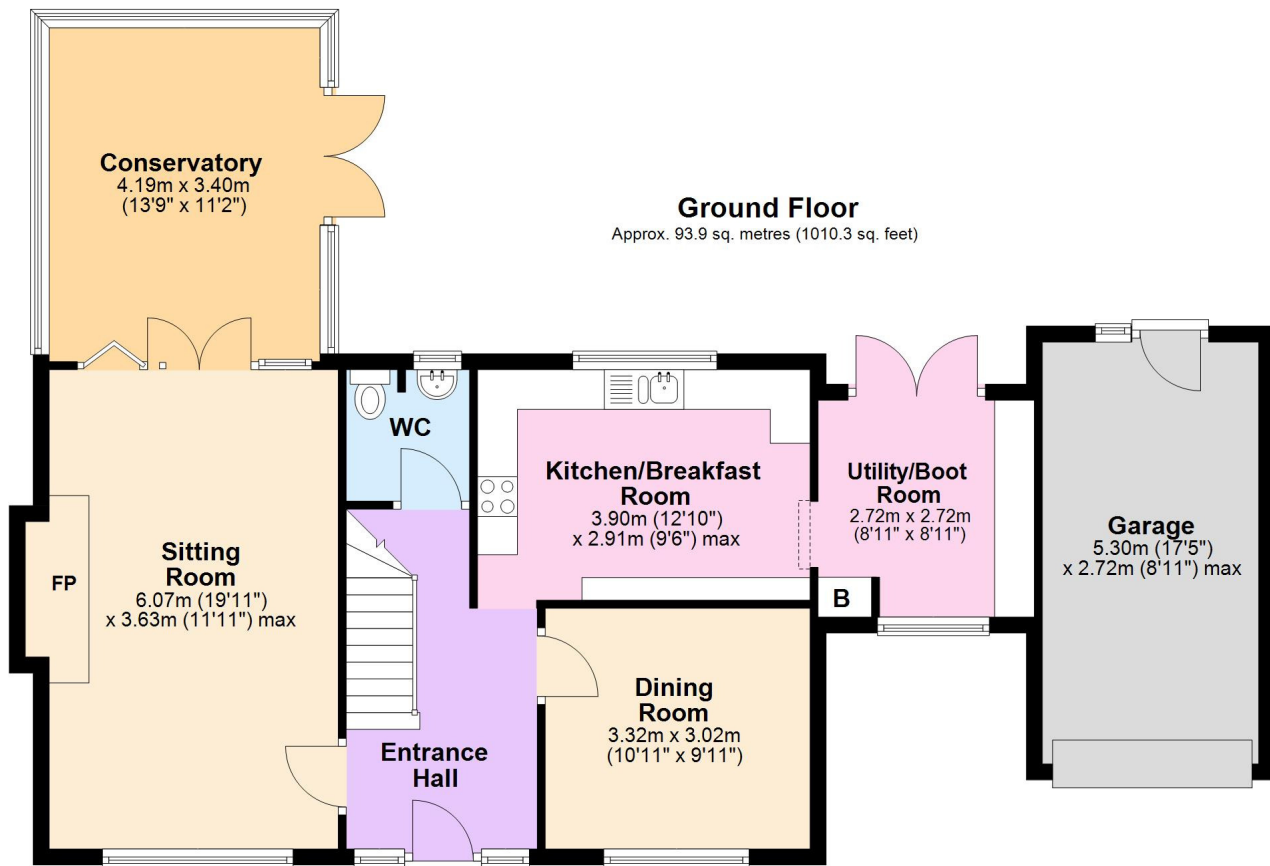
OUTSIDE To one side a driveway provides off-road parking and leads to the **Garage**, 17'5 x 8'11. which features an up-and-over door. The attractive front garden has established hedging and a rich variety of mature flowering plants and shrubs. To the rear, the generous garden is a special feature of the property. It boasts an impressive selection of colourful flowers and plants, complemented by well-sized lawned areas and a paved terrace—perfect for summer entertaining. Additional benefits include a garden shed and an outside tap.

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

VIEWING by appointment through

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Total area: approx. 150.6 sq. metres (1620.9 sq. feet)



