

## Crown Villas, 7 Ferry Road, Rye, TN31 7DJ

A FOUR BEDROOM, TWO RECEPTION ROOM BAY FRONTED SEMI-DETACHED VICTORIAN HOUSE WITH PARKING & A GARAGE BEING IDEALLY SITUATED WITHIN THE HISTORIC CINQUE PORTS TOWN OF RYE JUST 200 YARDS FROM RYE MAINLINE RAILWAY STATION AS WELL AS LOCAL SHOPS AND AMENITIES, RYE HIGH STREET, LOCAL RESTAURANTS AND JEMPSONS SUPERMARKET.

The property was built in 1878 and provides accommodation over three floors to include a bay fronted sitting room, a separate dining room, a 13'5 x 8'8 kitchen/breakfast room with rear lobby and a downstairs cloakroom/w.c. To the first floor, there are two bedrooms (each with fireplaces) and a modern fitted family bathroom/w.c. From the second floor landing there is a small enclosed galleried area as well as two further bedrooms each with dormer windows.

Outside, there is a small front courtyard garden, a beach and gravel driveway to the side providing off road parking for up to two vehicles and importantly, there is a detached Garage to the rear with further parking in front. The rear garden is level and there is also a timber store shed. Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent Charles & Co.

Asking price £395,000

## Crown Villas, 7 Ferry Road, Rye, TN31 7DJ



- A Victorian Semi-Detached House
- Central Rye Town Location
- Arranged over Three Floors
- To Be Sold Chain Free
- Four Bedrooms & Two Receptions
- 200 Yards from Rye Station
- 13'5 x 8'8 Kitchen/Breakfast Room
- Driveway, Parking & Garage
- Walking Distance to High Street
- Level 35ft Rear Garden

### Entrance Hall

### Living Room

13'10 into bay x 10'4 (4.22m into bay x 3.15m)

### Dining Room

13'9 x 10'9 (4.19m x 3.28m)

### Kitchen/Breakfast Room

13'5 x 8'8 (4.09m x 2.64m)

### Rear Lobby

### Downstairs Cloakroom/W.C

### First Floor Landing

### Bedroom One

13'8 x 11'0 (4.17m x 3.35m)

### Bedroom Two

8'9 x 8'3 (2.67m x 2.51m)

### Bathroom/w.c.

### Second Floor

### Bedroom Three

12'5 x 9'0 (3.78m x 2.74m)

### Bedroom Four

12'4 x 8'8 (3.76m x 2.64m)

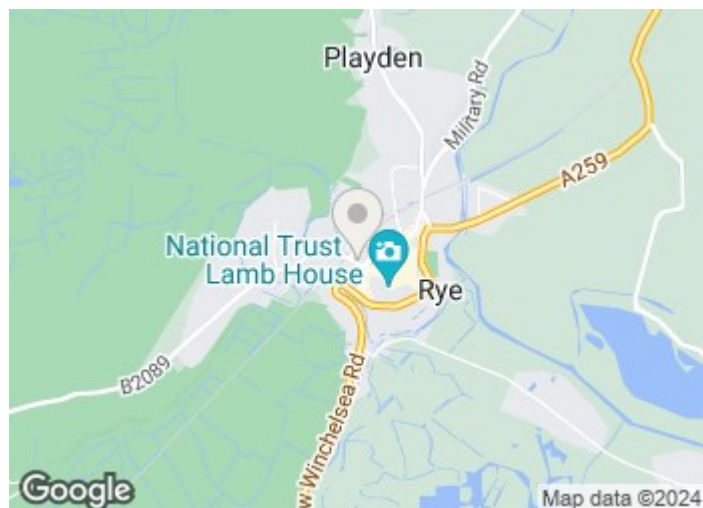
### Outside

### Driveway

### Rear Garden

35' (10.67m)

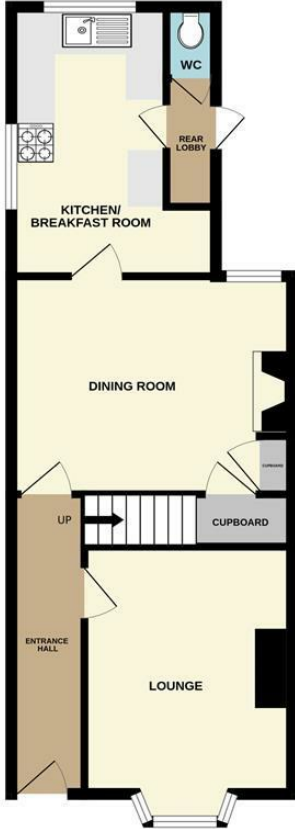
### Detached Garage



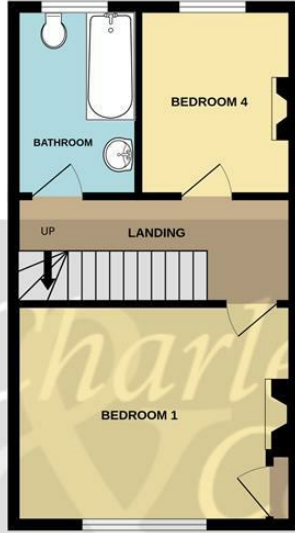


# Floor Plan

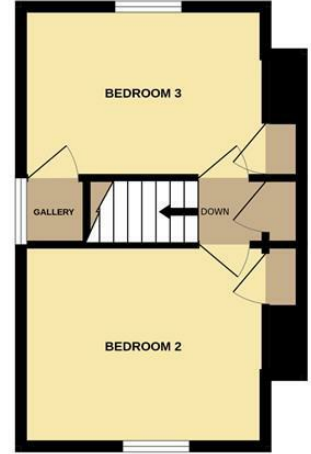
GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	