



## 79 Marley Road, Rye, TN31 7BD

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE, IDEALLY POSITIONED CLOSE TO COUNTRYSIDE & RIVERSIDE WALKS AS WELL AS BEING WITHIN ONE MILE OF RYES HISTORIC TOWN CENTRE, MAINLINE RAILWAY STATION CONNECTING TO ASHFORD & LONDON AND LOCAL SCHOOLS & RYE COLLEGE WITH THE SANDY DUNE BEACHES IN CAMBER.

The property provides spacious accommodation arranged over two floors to include a 10'0 x 6'0 entrance hall, a dual aspect living room with fitted wood burner & French doors leading to & overlooking the rear gardens, a 13'0 x 10'0 fitted kitchen with Range cooker & integrated fridge as well as a separate utility room with plumbing for a washing machine and space for appliances. There is also a downstairs cloakroom/w.c and to the first floor there are two double bedrooms, each with fitted wardrobes, a 10'11 x 6'2 third bedroom which enjoys views over fields & the River Brede opposite and a family bathroom/w.c.

Outside, there is a 40ft wide x 24ft deep front garden which includes a double width driveway providing off road parking for two vehicles and the 40ft lawned rear garden is timber fence & hedge enclosed with a brick garden store. Further benefits include double glazing, gas fired central heating and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Charles & Co.

Price £349,950

# 79 Marley Road, Rye, TN31 7BD



- Three Bedroom Semi Detached House
- Close to Rye Town & Train Station
- 16'5 x 10'10 Dual Aspect Living Room
- 13'0 x 10'0 Kitchen & Separate Utility
- Fitted Wardrobes to Bedrooms 1 & 2
- River Views from Bedroom Three
- Bathroom & Downstairs W.C
- Driveway for Two Cars
- 47ft Lawned Rear Garden
- Available CHAIN FREE

## Entrance Hall

10'0 x 6'0 (3.05m x 1.83m)

## Living Room

16'5 x 10'10 (5.00m x 3.30m)

## Kitchen/Breakfast Room

13'0 x 10'0 (3.96m x 3.05m)

## Rear Lobby

## Downstairs Cloakroom/W.C

## Utility Room

6'2 x 5'5 (1.88m x 1.65m)

## Half Landing

## First Floor Landing

## Bedroom One

14'0 x 10'0 (4.27m x 3.05m)

## Bedroom Two

11'2 x 10'0 (3.40m x 3.05m)

## Bedroom Three

10'11 x 6'2 (3.33m x 1.88m)

## Bathroom/W.C

6'6 x 5'8 (1.98m x 1.73m)

## Outside

## Front Garden

40'0 x 24'0 (12.19m x 7.32m)

## Driveway

## Rear Garden

47'0 x 23'0 (14.33m x 7.01m)

## Brick Garden Store

10'6 x 6'6 (3.20m x 1.98m)









# Floor Plan

GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	