



3 Wellington Avenue, Rye  
£375,000







## 3 Wellington Avenue

Rye, Rye

Council Tax band: C

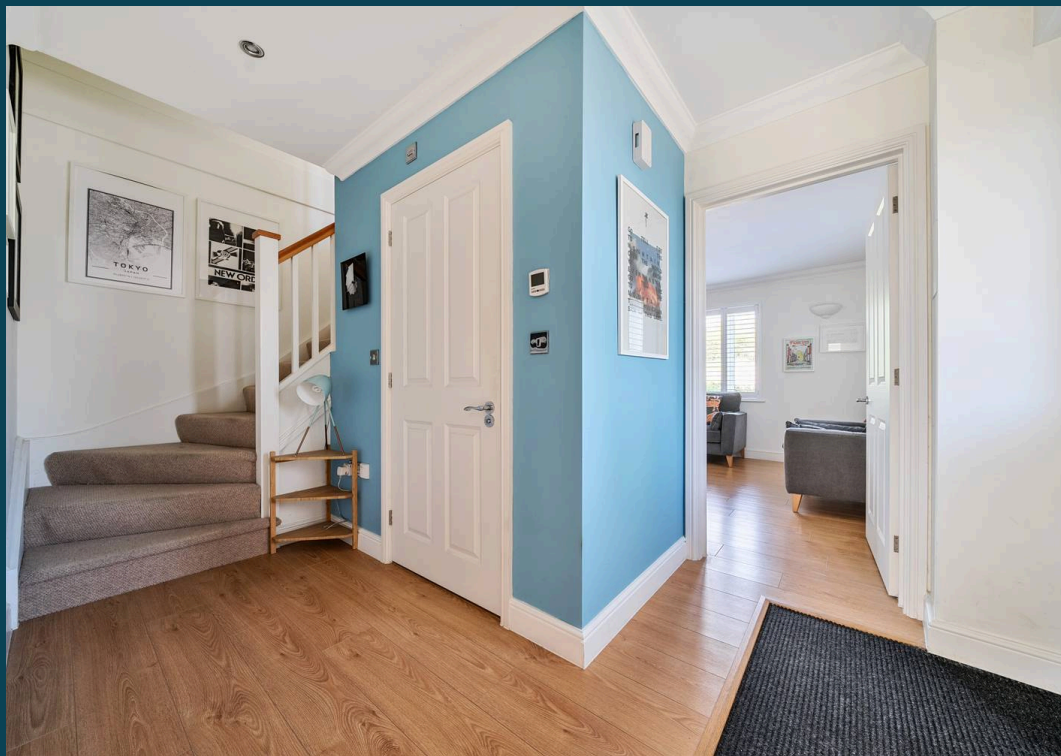
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Chain Free
- A Short Walk into Rye Town Centre & Train Station
- Popular Valley Park Development
- Sunny, Level Rear Garden
- En-Suite Shower Room from Bedroom One
- Downstairs WC
- Off Road Parking for Multiple Vehicles
- Underfloor Heating on the Ground Floor
- Bespoke Wooden Shutters on the Majority of Windows
- Beautifully Presented Throughout











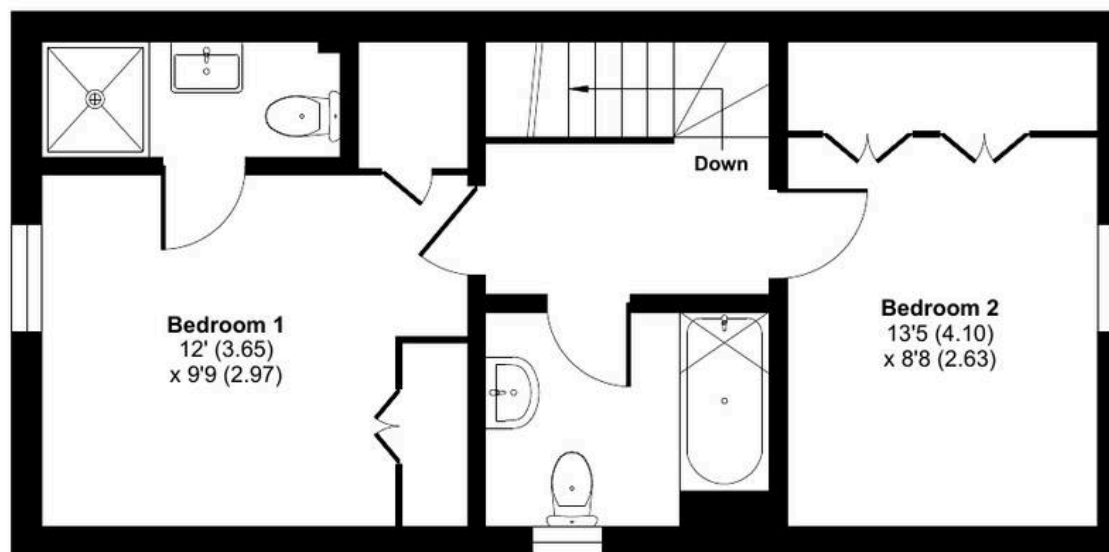




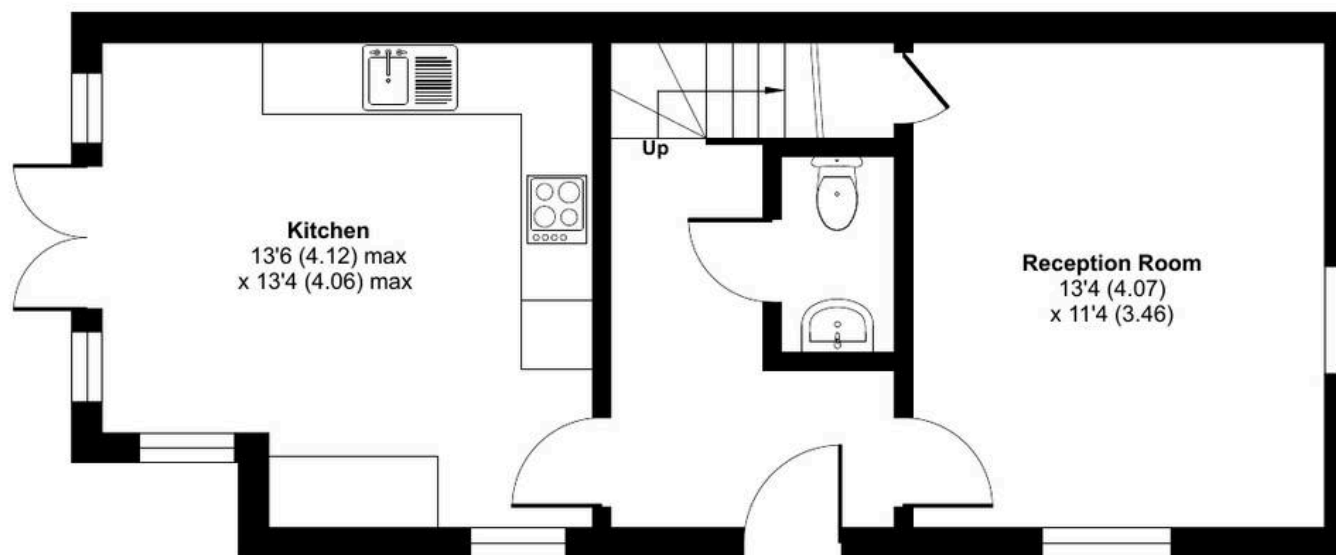
# Wellington Avenue, Rye, TN31

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Nested. REF: 1280152







## Nested Rye

01797 903045 • [barnaby.osborne@nested.com](mailto:barnaby.osborne@nested.com) • [nested.com/barnaby-osborne](https://nested.com/barnaby-osborne)

