

**RUSH  
WITT &  
WILSON**



**Hitherbury Quickbourne Lane, Rye, TN31 6QY  
£2,400 Per Month**

A beautifully presented four bedroom detached family home occupying an idyllic country lane position of Northiam Village fronting onto open fields and located within comfortable walking distance to the popular amenities. Accommodation to the ground floor comprises a spacious hallway, generous 21ft double aspect living room with fireplace and wood burning stove, open plan kitchen / breakfast room with French doors to the rear, utility room, optional ground floor bedroom with en-suite shower room. To the first floor a spacious landing serves an impressive 22ft master bedroom with walk-in dressing room and en-suite shower room, well appointed main bathroom suite and two further generous bedrooms. Externally the property enjoys a private rear garden with paved terrace and private driveway to the front providing ample off road parking. The immediate area offers an abundance of excellent walking routes into Northiam Village itself which benefits from two convenience stores, award winning Doctor's surgery, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away.

EPC rating: B. Terms: £2400 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01797) 253555. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)

**Front**

**Hall**

**Living room**

21' x 18'2 (6.40m x 5.54m )

**Kitchen / breakfast room**

24'8 x 13' (7.52m x 3.96m)

**Utility room**

10' x 9'3 (3.05m x 2.82m)

**Bedroom 4 / Office**

11'7 x 11'1 (3.53m x 3.38m )

**En-suite shower room**

11'7 x 3'8 (3.53m x 1.12m)

**Landing**

**Bedroom 1**

22'5 x 11'6 (6.83m x 3.51m)

**Dressing room**

7'7 x 3'2 (2.31m x 0.97m)

**En-suite shower room**

7'5 x 6'3 (2.26m x 1.91m)

**Bedroom 2**

14' x 13'3 (4.27m x 4.04m)

**Family bathroom**

9' x 7'6 (2.74m x 2.29m)

**Bedroom 3**

14'8 x 12'3 (4.47m x 3.73m)

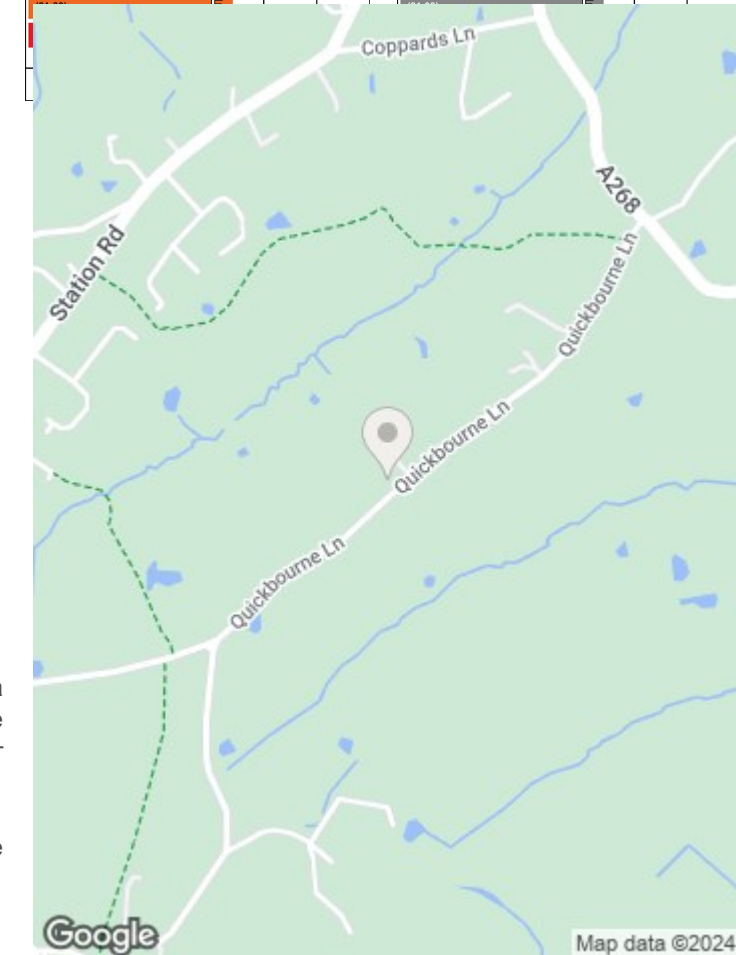
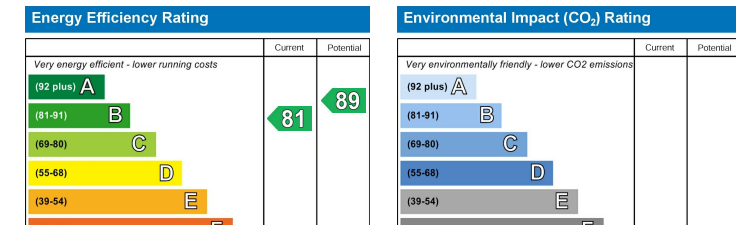
**Garden**

**Agents note**

The property has oil fired central heating and is serviced by a cesspit which will need emptying annually or before by the tenants at their own cost. It has already been emptied prior to a move in.

It should also be noted that any measurements quoted are given for guidance only and are approximate and should not

be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required.





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