



**18 Fishmarket Road,
Rye, East Sussex TN31 7LP
£1,000 PCM**

Rush Witt & Wilson are pleased to offer a terrace home located opposite The Salts, an area of open public land. A Charming cottage close to the local amenities. The accommodation comprises open plan kitchen / dining room linking to the living room with direct access to courtyard. Double bedroom on the first floor and a generous bath / shower room. Further double bedroom and a landing / study area on the second floor. Low maintenance, courtyard to the rear. EPC rating: D

The property benefits from gas central heating. Terms: £1000 deposit, 1st months rent of £1000 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) 224000. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697).

Locality

Located on Fishmarket Road close to the heart of Rye, an ancient Cinque Port town on the South coast, convenient for the town centre with the railway station within walking distance.

Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling and a sports centre. Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. Beautiful undulating countryside borders the town, containing many places of general and historic interest. The railway station affords access to the city of Brighton in the west and to Ashford with high speed connections to London.

At nearby Rye Harbour there is access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Entrance lobby

Stairs to first floor.

Kitchen

7'5" x 5'10" (2.27 x 1.8)

Living / Dining Room

12'6" x 10'7" max. (3.83 x 3.24 max.)

First Floor Landing

Stairs rise from the Entrance Lobby

Bedroom

12'5" x 8'6" (3.79 x 2.60)

Window to the rear. Built in cupboard.

Bath / Shower Room

12'9" x 11'5" max (3.9 x 3.5 max)

An L shaped room with window to the front. Panel bath, wash basin and wc. Separate shower cubicle. Tiled floor.

Second Floor Landing / Study area.

Stairs rise from the first floor landing. Deep storage cupboard. Pull out work station.

Bedroom

15'1" x 6'6" (4.62 x 1.99)

Skylight to the rear. Eaves cupboard.

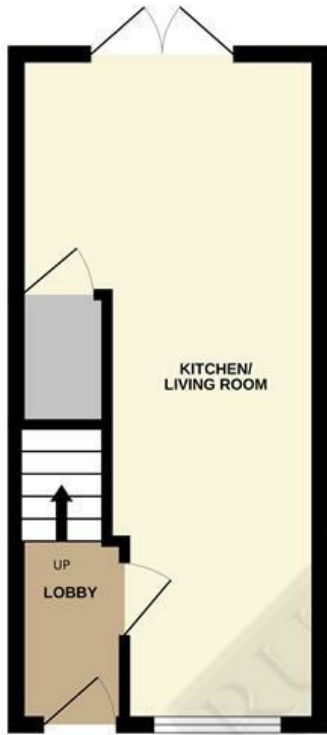
Outside

Private paved courtyard to the rear accessed from Living / Dining Room.

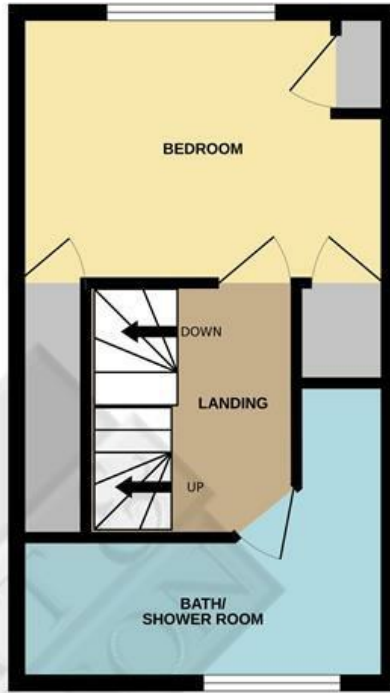
Agents Notes

These particulars are produced in good faith, but are intended to be a general guide only. 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. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area at low or very low risk of flooding.

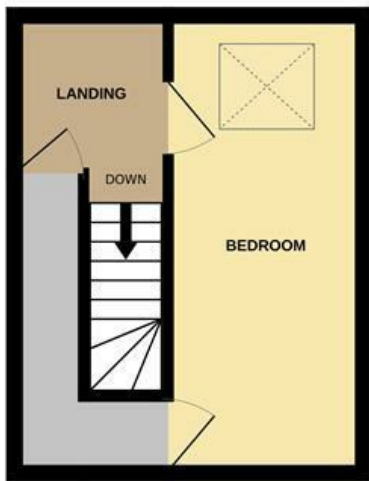
GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 840sq.ft. (78.0 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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