



43 South Undercliff, Rye, East Sussex TN31 7HN £1,350 PCM

Rush, Witt & Wilson are delighted to offer this four bedroom mid terraced home in the heart of Rye.

The accommodation is arranged over three floors and comprises on the ground floor of hallway, living / dining room, large kitchen with island, sun room and access to the garden. To the first floor, there are three well appointed double bedrooms and a family bathroom, to the second floor there is a further bedroom. Low maintenance garden to the rear. long term rental / ideal for families.

Terms: £1,350 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) 224000. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)

Locality

Located on South Undercliff 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, sports centre and indoor swimming pool. 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.

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 Hallway**Living / Dining Room****Downstairs WC****Kitchen**

14'0" x 12'7" (4.27 x 3.84)

Garden Room

8'8" x 8'1" (2.65 x 2.47)

First Floor**Bedroom**

12'9" x 8'7" (3.91 x 2.63)

Bedroom

11'10" x 9'6" (3.61 x 2.90)

Bedroom

14'3" x 9'0" (4.36 x 2.75)

Family Bathroom**Second Floor****Bedroom/Office**

15'1" x 10'7" (4.62 x 3.25)

Outside

Courtyard style garden.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



TOTAL APPROX. FLOOR AREA 1328 SQ.FT. (123.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	