

**RUSH  
WITT &  
WILSON**



**1 Winchelsea Road, Rye, East Sussex TN31 7EJ**  
**£1,350**



Rush Witt & Wilson are pleased to offer a conveniently located town house with versatile accommodation arranged over three floors. The ground floor offers a living room, dining room, kitchen and a bathroom. There are three bedrooms on the first floor, two of which are interconnecting giving the option of a bedroom and study / bedroom / living space. On the second floor is a double bedroom and shower room. The property has a low maintenance garden to the rear, being paved with a garden store and a hardstanding. Council tax band C & EPC rating D.

Terms: £1,557 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 Redress Scheme and CMP (client money protect scheme CMP002697

### Locality

Winchelsea Road is situated in the ancient Cinque Port town of Rye on the South Coast, convenient for the town centre with the railway station also within walking distance.

The town 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 are mooring and launching facilities available and there is also access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

### Living Room

10'5" x 12'0" (3.19 x 3.68)

### Dining Area

10'8" x 9'7" (3.27 x 2.93)

### Kitchen

6'6" x 13'6" (2.00 x 4.14)

### Bedroom

9'10" x 10'2" (3.00 x 3.10)

### Bedroom

9'2" x 8'10" (2.80 x 2.70)

### Loft Room

12'1" x 10'9" (3.70 x 3.30)

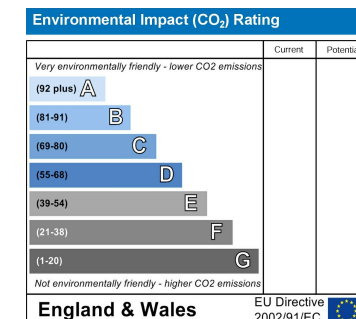
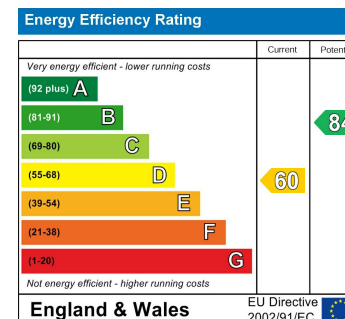
### Shower

12'1" x 6'7" (3.69 x 2.01)

### Outside

### Agent 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/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area of very low risk of flooding from surface water and at present very low from rivers and seas.



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

2ND FLOOR  
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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