

**RUSH
WITT &
WILSON**



**6 Hillcrest, Rye, East Sussex TN31 7HP
Guide Price £335,000**

Rush Witt & Wilson are pleased to offer a well presented mid terrace home, forming part of a small development on the OUTSKIRTS OF RYE.

The accommodation is arranged over two floors and comprises kitchen / dining room, living room and cloakroom on the ground floor. Three bedrooms and a bathroom on the first floor.

Parking space to the front. garden to the rear. Garage en bloc.

The property benefits from DOUBLE GLAZING and gas fired CENTRAL HEATING.

OFFERED CHAIN FREE

For further information and to arrange a viewing please call our Rye Office 01797 224000

Locality

The property occupies a tucked away position in a quiet cul de sac towards the outskirts of Rye, a town offering a range of daily amenities including a supermarket, many specialist and general retail stores as well as a selection of public houses and restaurants.

There is a primary and secondary school, weekly farmers' and general markets and sports centre with an indoor swimming pool.

The railway station offers regular services to the city of Brighton in the West and to Ashford where there are connecting services to London.

Reception Hallway

Cloakroom

5'1" x 2'11" (1.56 x 0.89)

Living Room

17'11" x 13'0" (5.47 x 3.97)

Sun Room

9'2" x 3'7" (2.80 x 1.10)

Kitchen / Dining room

10'11" x 10'9" (3.35 x 3.28)

First Floor Landing

Bedroom

11'6" x 11'2" (3.53 x 3.42)

Bedroom

12'6" x 11'2" (3.82 x 3.41)

Bedroom

8'1" x 7'2" (2.47 x 2.19)

Bathroom

8'9" x 6'4" (2.68 x 1.94)

Outside

Harstanding to the front.

Lawned garden to the rear with established shrub beds.

Pedestrian access to the rear.

Garage

15'8" x 8'2" (4.78 x 2.5)

Up and over door to the front.

Agents Notes

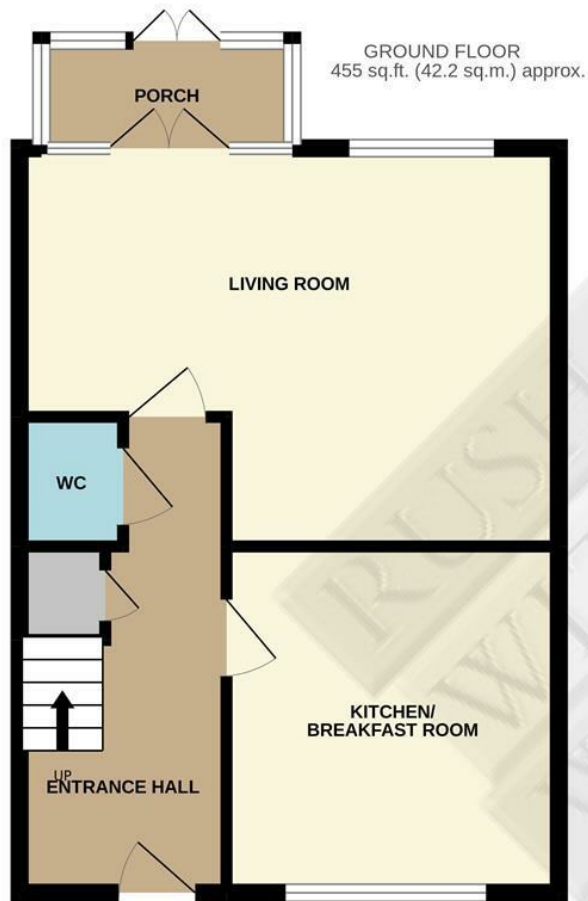
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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