

**RUSH  
WITT &  
WILSON**



**20 Springfield Drive, Rye, East Sussex TN31 7FL**  
**Guide Price £475,000**



**Rush, Witt & Wilson are pleased to market a modern home offering spacious and versatile accommodation all only a short walk from the centre of Rye.**

**The accommodation is arranged over two floors and comprises entrance hall, downstairs WC, large L-shaped open plan living space with adjoining kitchen. On the first floor, there are four bedrooms, two of which have suite shower rooms and a family bathroom.**

**Good size low maintenance garden enjoying a westerly aspect. An integral garage with further parking in front.**

**To arrange to view, please contact our Rye Office 01797 224000.**



**Locality**

Situated on the outskirts of the ancient Cinque Port Town of Rye, Springfield Drive forms part of the popular Valley Park development.

The town centre is within walking distance as is the railway station offering services to the city of Brighton in the west and Ashford with connecting, high speed, services on to London.

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 sports centre. The town also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets.

**Reception Hallway**

Door to the front. Stairs to first floor.

**Cloakroom**

5'6" x 2'11" (1.68 x 0.9)  
Window to the side. Wash basin and wc.

**Kitchen**

11'6" x 8'7" (3.53 x 2.63)  
Fitted with a range of modern cupboard / drawer base units, matching wall mounted cabinets and upright unit housing the fridge / freezer. Complimenting worktop with inset sink. Induction hob with oven beneath and extractor over. Integrated washing machine and dishwasher. Window to the front.

**Living / Dining room**

18'8" x 15'10" (5.7 x 4.85)  
A spacious double aspect living space, window to the side, further window and double doors to the rear.

**Landing**

Stairs rise from the Reception hallway. Access to loft space. Airing cupboard housing water cylinder.

**Main Bedroom**

14'4" x 9'0" (4.38 x 2.76)  
Window to the front. Built in wardrobe.

**Ensuite Shower Room**

9'0" x 3'3" (2.76 x 1)  
Window to the rear. Shower cubicle, wash basin and wc. Heated towel rail.

**Guest bedroom**

12'1" x 10'5" (3.7 x 3.2)  
Window to the front. Built in double wardrobe. Further over stairs cupboard.

**Ensuite Shower Room**

5'5" x 4'9" (1.67 x 1.46)  
Shower cubicle, wash basin and wc. Heated towel rail. Window to the side.

**Bedroom**

11'9" x 8'6" (3.6 x 2.6)  
Window to the rear. Double wardrobe.

**Bedroom**

10'5" x 6'9" (3.18 x 2.07)  
Window to the rear.

**Bathroom**

8'8" x 6'5" (2.65 x 1.96)  
White suite comprising panel bath with shower/ screen over, wash basin and wc. Window to the side.

**Outside**

A brick paved driveway provides off road parking and access to the integral garage. Gravel covered shrub bed to the front.

A gated path to the right hand side leads to the rear garden, also accessed from the Living / Dining Room. Small paved terrace and area of lawn.

The rear garden enjoys a westerly aspect.

**Garage**

18'8" x 8'6" (5.7 x 2.61)  
Up and over door to the front. personal door to the rear. light and power connected.

**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.

There is a service charge of approximately £120 per annum.

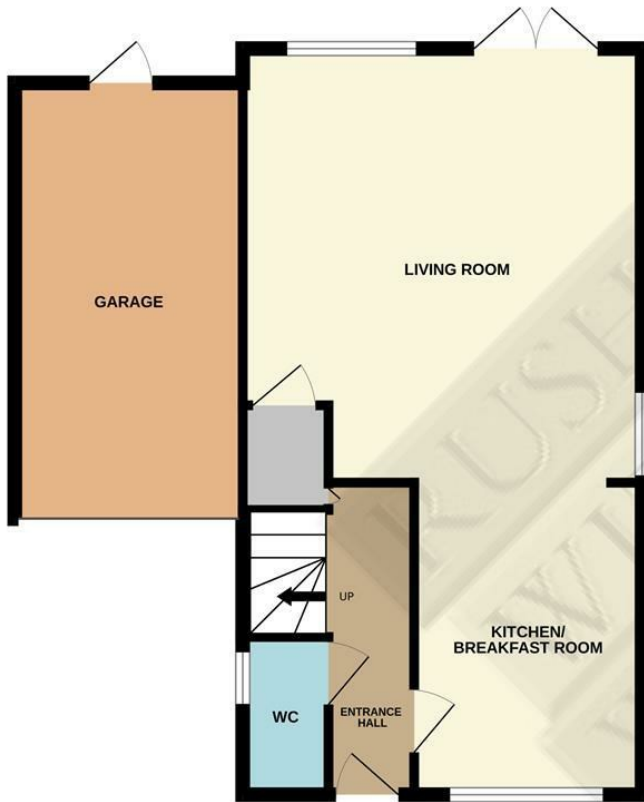
Council Tax Band - E



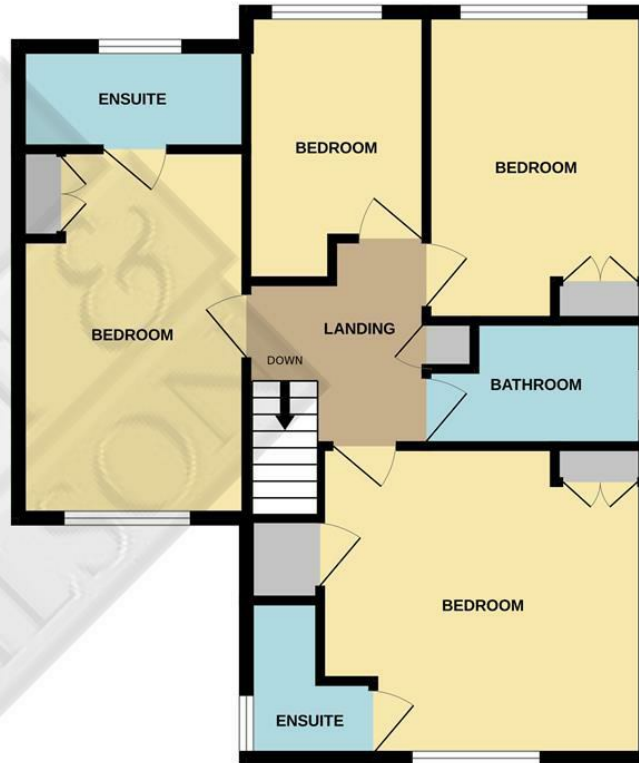




GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.

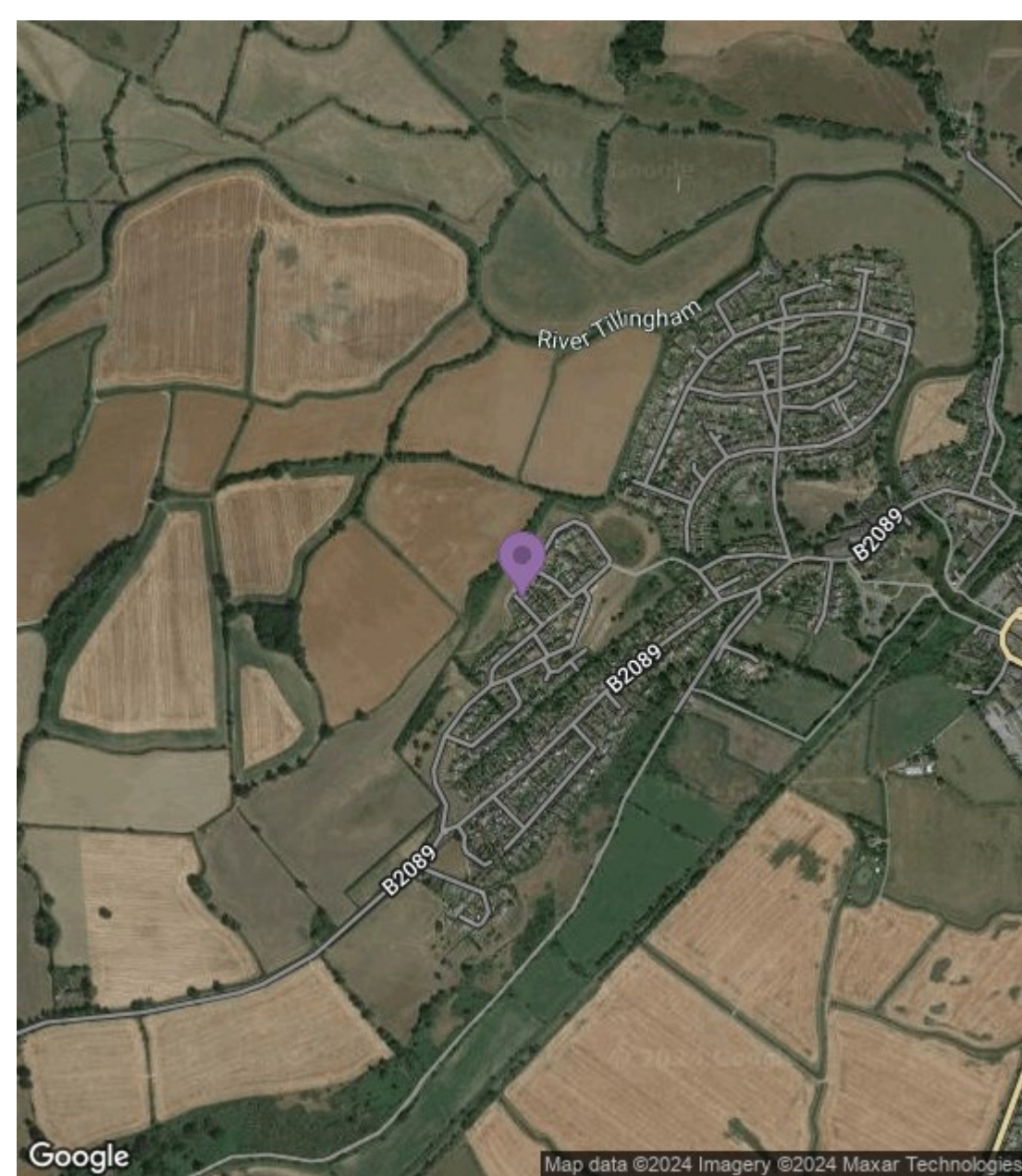


TOTAL FLOOR AREA : 1278 sq.ft. (118.7 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**RUSH  
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