

**RUSH  
WITT &  
WILSON**



**3 Fair Meadow, Rye, East Sussex TN31 7NL**  
**Guide Price £699,950**

**Rush Witt & Wilson are pleased to offer an exceptional detached home on a corner plot, forming part of a popular development on the outskirts of the town.**

**The spacious, versatile and well presented accommodation is arranged over two floors and comprises three double bedrooms, one with an ensuite bathroom, a further family bathroom, generous living room, with adjoining conservatory, separate dining room, fitted kitchen, utility room, office / family room and a ground floor cloakroom. There is an attached garage and further driveway parking.**

**The garden is a particular feature having been thoughtfully planned and maintained to a high standard.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000.**



### **Locality**

The property occupies a corner position forming part of a popular residential development on the outskirts of Rye, the town centre can be accessed via a public footpath from Fair Meadow running down to Deadman's Lane and offers a range of daily amenities including a supermarket, many specialist and general retail stores as well as a fine selection of public houses and restaurants.

There is primary and secondary school within the town, weekly farmers' and general markets and sports centre.

Rye boasts a railway station with services to Brighton and to Ashford, from where there are high speed connections to London.

Rye is situated on the edge of the High Weald Area of Outstanding Natural Beauty and the Romney Marsh, as well as being a short drive from the famous Camber Sands.

### **Entrance Porch**

### **Reception Hallway**

Stairs to first floor.

### **Cloakroom**

5'10" x 3'11" (1.79 x 1.20)

Double aspect with window to the front and side. Wash basin and wc.

### **Living Room**

21'3" x 14'0" (6.5 x 4.28 )

Window to the front. Double doors to the rear leading to conservatory. Feature fireplace with inset real flame gas fire.

### **Conservatory**

13'10" x 10'5" (4.23 x 3.2)

Roof lantern. Sliding door to terrace. Integrated blinds.

### **Dining Room**

11'11" x 7'10" (3.64 x 2.40)

Window to the side.

### **Kitchen**

13'9" x 9'3" (4.21 x 2.83)

Extensively fitted with a range of modern cupboard / drawer base units, wall mounted cabinets and upright larder. Integrated dishwasher. Complimenting granite overlaid worktop with inset sink. Hob and eye level oven / grill. Space and point for fridge freezer. Windows to either side.

### **Utility Room**

8'9" x 8'0" (2.68 x 2.46)

Wall mounted boiler. Door to garden

### **Side Porch / Sun Room**

8'4" x 4'7" (2.56 x 1.42)

### **Office / Family Room**

15'5" x 8'9" (4.7 x 2.68)

A light and airy, double aspect room with vaulted ceiling and access to garden. An ideal home office / studio or family room.

### **First Floor Landing**

Stairs rise from the reception hall. A generous landing with window to the front from which views over the town can be enjoyed to the sea in the distance. Access to loft.

### **Bedroom**

13'11" x 9'4" (4.26 x 2.87)

Double aspect.

### **En Suite Bathroom**

7'10" x 7'2" (2.4 x 2.2)

White suite comprising bath, wash basin and wc. Airing cupboard.

### **Bedroom**

13'11" x 10'9" (4.25 x 3.29)

Window to the front. Built in wardrobes by Hammonds.

### **Bedroom**

13'9" x 10'5" (4.2 x 3.2)

Window to the rear.

### **Bathroom**

8'7" x 5'4" (2.64 x 1.64)

White suite comprising bath, wash basin and wc. Separate shower. Window to the side.

### **Outside**

A brick paved hardstanding provides off road parking and access to the garage.

The garden is a particular feature having been thoughtfully designed and lovingly maintained. There are terraces to the front and rear and well stocked beds. A variety of mature trees and shrubs.

### **Garage**

19'8" x 9'10" (6 x 3)

Door to the front. Personal door and window to the rear.

### **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 F



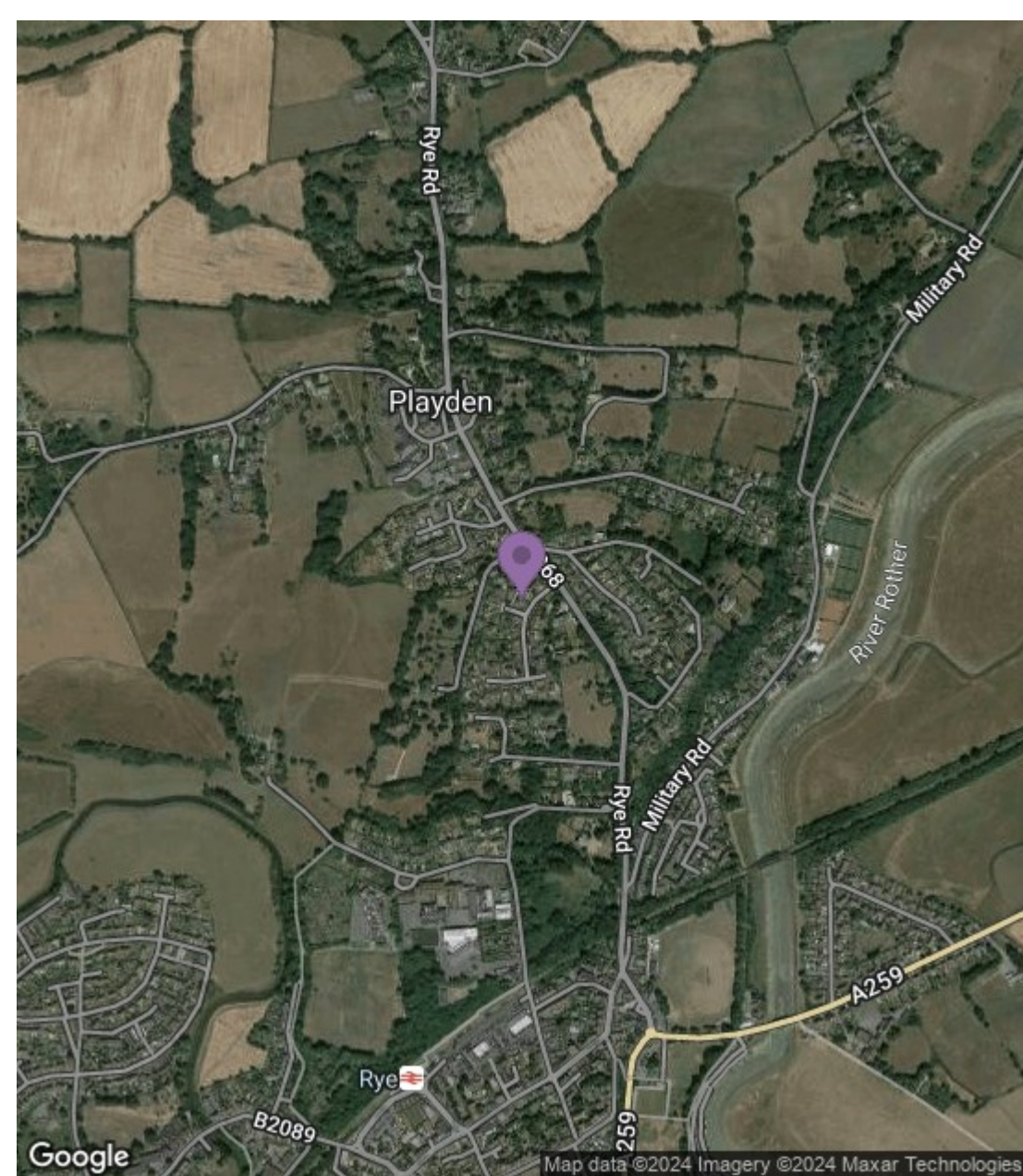
GROUND FLOOR  
1313 sq.ft. (122.0 sq.m.) approx.



TOTAL FLOOR AREA : 1960 sq.ft. (182.1 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**RUSH  
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**Residential Estate Agents  
Lettings & Property Management**



**The Estate Offices Cinque Ports Street  
Rye  
East Sussex  
TN31 7AD  
Tel: 01797 224000  
rye@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**