

**RUSH
WITT &
WILSON**

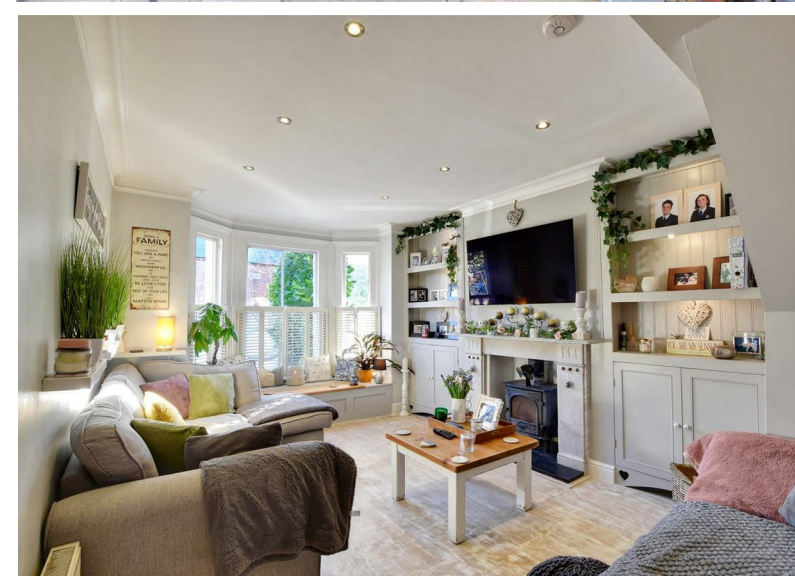


**7 Udimore Road, Rye, East Sussex TN31 7DS
Guide Price £750,000**

Rush Witt & Wilson are pleased to offer a substantial attached character home close to the town centre with the benefit of parking and a garden. Having been extended and improved the spacious and versatile accommodation is considered ideal for family occupation and comprises a double reception room, contemporary style kitchen / dining room, ground floor cloak room, three first floor bedrooms, two with ensuite shower rooms, a family bathroom and on the second floor a further bedroom with adjoining shower room.

Parking to the front for two cars. Low maintenance garden to the rear.

For further information and to arrange a viewing of this superb home please contact our Rye Office 01797 224000



Locality

Located only a short walk from the town centre where a range of daily amenities will be found including a supermarket, specialist and general retail stores and a fine selection of public houses, wine bars and eateries, all contributing to the cosmopolitan feel of the town.

Rye also offers primary and secondary schooling, weekly market and a sports centre with indoor swimming pool.

There is a railway station with regular services to Brighton and to Ashford where there are connecting high speed services to London.

The Rye Bay is only a short drive away comprising the famous Camber Sands, beautiful shingle beach at Winchelsea and Rye Harbour where mooring and launching facilities are available.

Living / Family Room

33'7" x 11'10" max narrowing to 11'5" (10.26 x 3.61 max narrowing to 3.49)

A light and airy double room with door and window to the side and bay window to the front. Built in window seat / storage. Further deep cupboard. Fireplace with inset log burner and cupboards / display shelving to either side. Stairs to first floor.

Kitchen / Dining Room

33'1" x 17'7" (10.09 x 5.36)

A true hub of the home, a generous working and living space with large central island with double butler sink, storage and integrated appliances under and breakfast bar. Extensive range of modern drawer units, wall mounted cabinets and upright units with shelved and space saving basket storage. Integrated appliances include washing machine, tumble dryer, dishwasher and fridge. there is also space and point for a range (available by negotiation). Feature exposed brick walls. Fireplace with inset log burner. Folding doors to the rear connecting the the garden.

Cloakroom

4'9" x 3'0" (1.45 x 0.92)

Wash basin and wc.

First Floor Landing

Stairs rise from the family room. Window to the side

Bedroom

11'10" x 10'11" (3.62 x 3.33)

Bay window to the front. Currently used as a home gym.

Ensuite Shower Room

8'0" x 2'11" (2.46 x 0.89)

Shower cubicle, wash basin and wc.

Bedroom

11'7" x 10'8" (3.55 x 3.27)

Window to the side and rear.

Ensuite Shower Room

7'5" x 2'6" (2.28 x 0.78)

Shower, wash basin and wc.

Bedroom

13'2" x 10'0" (4.02 x 3.06)

Double aspect room with windows to side and rear.

Family Bathroom

8'11" x 5'2" (2.74 x 1.58)

Shaped bath with shower / screen over. Wash basin and wc. Two windows to the side. Recessed storage.

Second Floor Landing

Skylight to the side. Built in wardrobe / storage.

Bedroom

15'3" x 13'4" max (4.67 x 4.08 max)

Window to the side and skylight to the rear. Integrated storage.

Ensuite Shower Room

10'11" x 7'1" (3.33 x 2.17)

Walk in shower, wash stand and wc. Skylight to the side. Access to useful eaves storage.

Outside

There is parking to the front for two cars. Double gates open to a courtyard.

The rear garden is accessed from the kitchen / dining room and has been designed for ease of maintenance being

predominantly paved with raised central bed. Space for hot tub. Great space for alfresco living. Timber garden store. Pedestrian gate to the rear.

Agents Notes

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

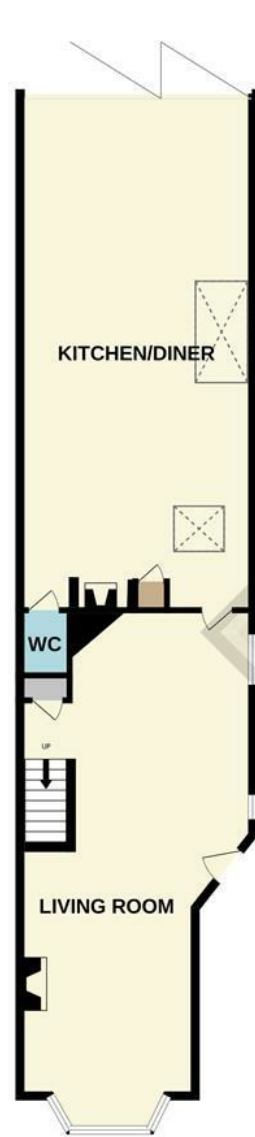
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

There is a hot tub in the garden and this is available by negotiation.

Council Tax Band E



GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



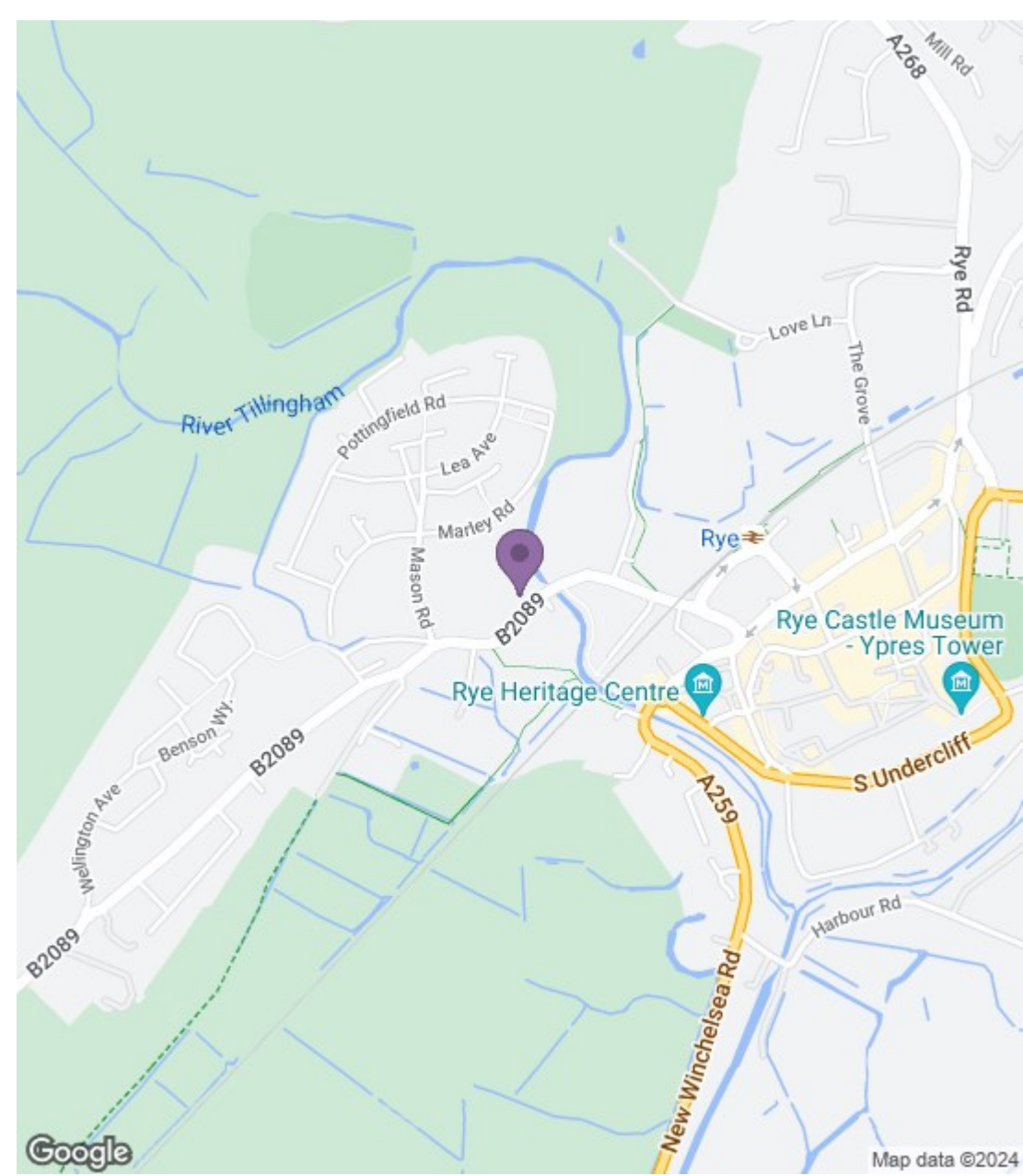
2ND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 2154 sq.ft. (200.1 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			
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	

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