

**RUSH  
WITT &  
WILSON**



**15 Parkwood, Iden, Rye, East Sussex TN31 7XE  
Guide Price £375,000**

**FAMILY HOME IN A POPULAR VILLAGE OF IDEN**  
Rush Witt & Wilson are pleased to offer an extended and improved village home.

The spacious and well presented accommodation comprises open plan living / dining room with log burner, modern extensively fitted kitchen / breakfast room, ground floor cloakroom, three bedrooms and a family bathroom.

The garden is a particular feature having been designed for ease of maintenance.

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

#### Locality

The property forms part of a small residential development in the heart of Iden, a popular village just south of the Kent / Sussex border and only a short distance from the ancient town of Rye.

Local amenities include a general store with Post Office, hair dressers, community hall and public house/restaurant.

Shopping, sporting and recreational facilities can be found in the nearby towns of Tenterden and Rye.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets as well as a railway station with services to Brighton and to Ashford from which there are high speed connections to London.

#### Porch

#### Hall

Stairs to first floor. Built in cupboards.

#### Cloakroom

4'6" x 2'6" (1.38 x 0.78)

Wash basin and wc.

#### Kitchen / Breakfast Room

15'3" x 11'3" (4.67 x 3.45)

Extensively fitted with a range of modern cupboard / drawer base units, matching wall mounted cabinets and upright units. Integrated dishwasher and washing machine. Oven / grill. Coffee machine and warming drawer. Complementing worktop with inset sink and ceramic hob. Window to the front. Space and point for American style fridge / freezer.

#### Living / Dining Room

17'8" x 22'2" (5.39 x 6.76)

A generous room with ample space for a large dining table and chairs. Living area with log burner and double doors to garden.

#### Boot Room

10'9" x 2'9" (3.28 x 0.86)

Useful storage with direct access to garden.

#### First Floor Landing

Stairs rise from the hallway. Built in cupboard. Access to loft space.

#### Bedroom

8'7" x 7'1" (2.62 x 2.18)

Window to the rear.

#### Bedroom

14'2" x 8'9" (4.33 x 2.68)

Window to the rear. Built in wardrobes and over head storage.

#### Bedroom

12'0" x 9'5" (3.68 x 2.88)

Window to the front. Range of built in wardrobes.

#### Bathroom

9'0" x 5'9" (2.76 x 1.76)

Window to the front. Fitted with a white suite

comprising bath, wash basin and wc. Separate shower cubicle. Heated towel rail.

#### Outside

Small gated area to the front with low wall and railings. Good size rear garden having been designed for ease of maintenance. A paved terrace abuts the rear of the property. Timber garden store / log store. Pedestrian gate.

#### Agent 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 C

GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA - 1148 sq.ft. (106.7 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	
02 (A+) A	
01 (A) B	
09-80 C	
07-69 D	
09-54 E	
01-38 F	
11-20 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	
02 (A+) A	
01 (A) B	
09-80 C	
07-69 D	
09-54 E	
01-38 F	
11-20 G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

