

**RUSH  
WITT &  
WILSON**



**36 Fishmarket Road, Rye, East sussex TN31 7LP  
Guide Price £269,995**

Rush Witt & Wilson are pleased to offer a charming character cottage opposite The Salts, an area of open public land on the outskirts of Rye.

The well presented accommodation is arranged over two floors and comprises living room, dining room, kitchen, two bedrooms and a shower room.

Courtyard garden to the rear.

Considered equally suitable as a main residence, second home or investment purchase.

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

#### Locality

Located on Fishmarket Road close to the heart of Rye, an ancient Cinque Port town on the South coast, convenient for the town centre with the railway station within walking distance.

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 a sports centre with indoor swimming pool.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets.

Beautiful undulating countryside borders the town, containing many places of general and historic interest. The railway station affords access to the city of Brighton in the west and to Ashford with high speed connections to London.

At nearby Rye Harbour there is access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

#### Living Room

11'1" x 11'0" (3.4 x 3.37)

Door to the front and window with shutters. Alcove cupboards with shelving over.

#### Dining Room

13'6" x 11'0" (4.12 x 3.37)

Stairs to first floor. Deep understairs cupboard.

Display / storage shelving. Doorway to kitchen.

#### Kitchen

10'5" x 6'4" (3.2 x 1.94)

Fitted with a range of cupboard / drawer base units and matching wall mounted cabinets. Worktop with inset sink. Hob with oven beneath. Space and plumbing for washing machine and dish washer.

Space and point for fridge / freezer.

Windows and door to the rear. Glazed roof. Tiled floor.

#### First Floor

Stairs rise from the dining room.

#### Bedroom

11'1" x 11'0" (3.4 x 3.36)

Window to the front with shutters. Built in cupboard.

Ornamental fireplace.

#### Bedroom

9'8" x 6'8" (2.97 x 2.04)

Window to the rear. Cupboard housing recently installed wall mounted boiler.

#### Shower Room

6'7" x 6'0" max (2.03 x 1.84 max)

Large walk in shower cubicle, wash basin and wc.

Heated towel rail.

#### Outside

Courtyard style garden to the rear accessed from the kitchen.

Further raised area and garden and shared steps ascending to the citadel.

#### 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 C



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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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