

**RUSH
WITT &
WILSON**



126 Udimore Road, Rye, East Sussex TN31 7DY
Guide Price £375,000

Rush Witt & Wilson are pleased to offer a well presented attached home.

The stunning triple aspect kitchen / breakfast room is a particular feature, a real hub of the house and the living room has double doors opening to the rear garden.

Three first floor bedrooms and a modern shower room.

Further benefits include double glazing and gas fired central heating.

Garden to the front and rear, the latter enjoying a westerly aspect.

Parking provision for two cars.

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



Locality

The property is situated in a small cul de sac towards the outskirts of the town but walking distance of the centre.

Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

There is primary and secondary schooling in the town, weekly farmers' and general markets and a sports centre with indoor swimming pool.

A railway station offers regular services to the city of Brighton in the West and to Ashford where there is a high speed services to London.

Reception hall

Door to the front. Stairs to first floor.

Living Room

14'3" x 12'4" (4.35 x 3.78)

Double doors to the rear.

Kitchen / Breakfast Room

17'7" x 10'10" (5.37 x 3.32)

A light and airy triple aspect room with two windows to the front, a window and door to the side a further window to the rear.

Extensively fitted with a range of modern base units, integrated dishwasher and washing machine. Upright unit housing twin ovens. Complimenting worktop with inset sink. Island unit with inset ceramic hob., further cupboard storage, integrated wine cooler and breakfast bar.

First Floor Landing

Stairs rise from Reception Hall. Window to the front.

Bedroom

12'5" max x 9'1" (3.8 max x 2.79)

Window to the rear.

Bedroom

11'0" x 9'3" (3.36 x 2.83)

Window to the rear.

Bedroom

8'0" x 7'9" (2.46 x 2.38)

Window to the front. Wall mounted boiler.

Shower Room

7'7" x 6'2" (2.33 x 1.90)

A modern suit comprising walk in shower with sliding door. Range of built in units with wash basin and wc. Heated towel rail.

Outside

Garden to the front, lawn and two hardstanding's providing off road parking.

A path extends to the right hand side leading to a small terrace and the rear garden.

The rear garden is laid predominantly to lawn with path to a small cultivated area.

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 right of way giving access to the rear of the adjoining property, details on request.

Council Tax Band - C



GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



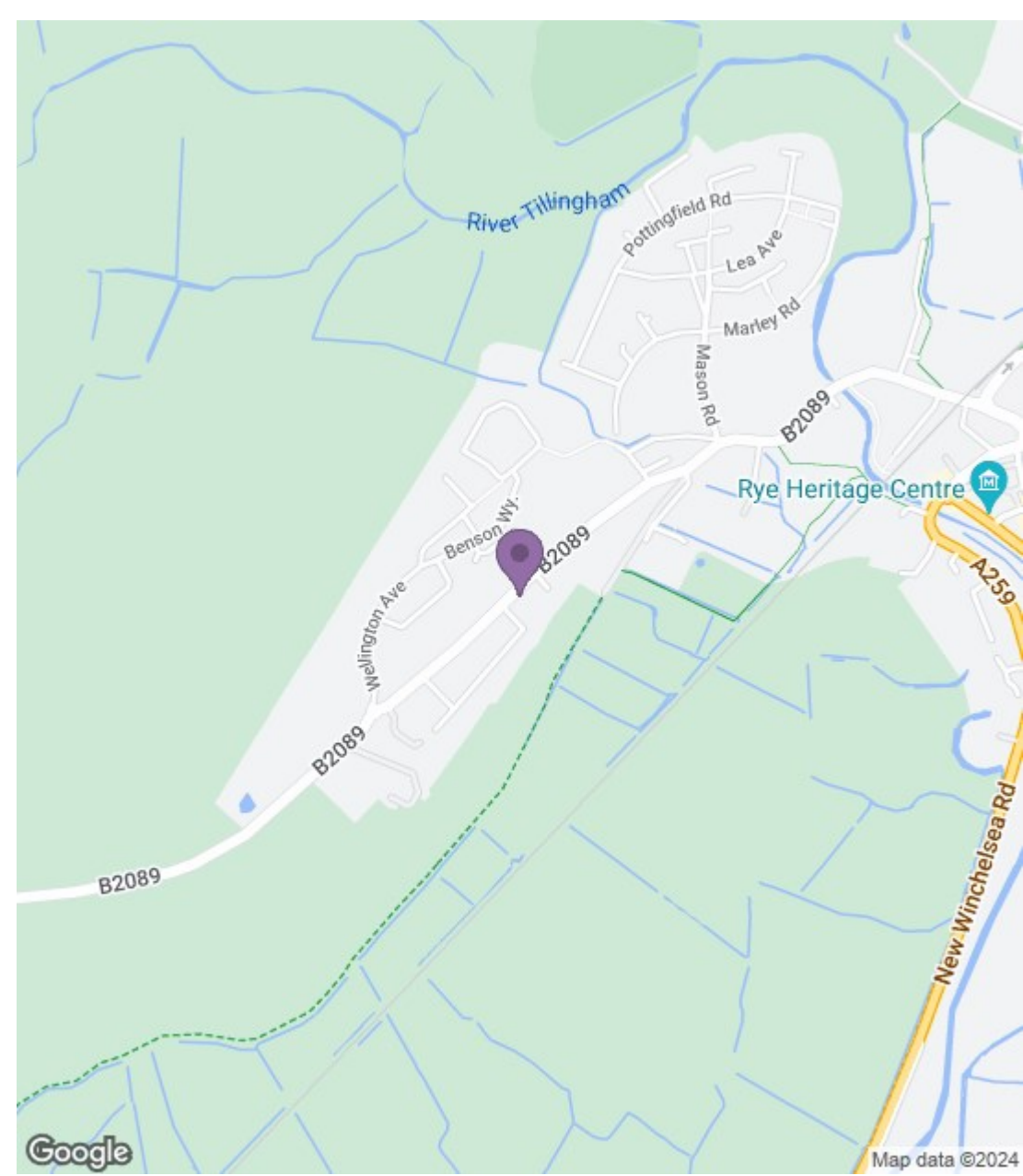
1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(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	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82
(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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