

**RUSH
WITT &
WILSON**



Santa Maria West Street, Rye, East Sussex TN31 7ES
Guide Price £575,000

CHARACTER HOME IN CENTRAL LOCATION

Rush Witt & Wilson are pleased to offer a charming Grade II Listed home in the heart of Rye boasting a wealth of period features including exposed beams throughout, character fireplaces in many rooms and brick floor to dining hall.

The well presented accommodation comprises open plan split level living space, kitchen, modern shower room, three bedrooms and a cloakroom. Walled courtyard garden.

Offered CHAIN FREE and could be available for early occupation.

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



Locality

Santa Maria is situated on a cobbled street in the heart of the citadel.

Close to the High Street and readily accessible to a wide range of amenities, these include many specialist and general retail stores, an array of restaurants and coffee shops as well as a fine selection of historic inns.

There is a supermarket in the town, primary and secondary schooling and a sports centre with indoor swimming pool.

The railway station gives access to Brighton and Ashford, where there are connecting , high speed, services to London.

The town is bordered by beautiful undulating country side, the famous Camber Sands are only a short drive away and at nearby Rye Harbour there is a nature reserve and access to miles of shingle beach.

Open plan split level Living Space.**Dining Room**

13'10" x 11'7" (4.22 x 3.55)

Open fire with exposed brick chimney breast. A wealth of exposed beams and brick paved floor. Window and door to the front.

Living Room

17'0" max x 9'0" (5.2 max x 2.75)

Bow window to the front. Feature corner fireplace. Stairs rise to the first floor. Heavily beamed.

Kitchen

13'11" x 6'2" (4.26 x 1.89)

Worktop with inset sink, double cupboards under and space / plumbing for dishwasher. Adjoining wooden work surface with space / plumbing under for washing machine. Space and point for range. Built-in shelved cupboard and further recessed shelving / storage. Space for Fridge / freezer. Window to the rear.

Lobby

Built in cupboard. Door to courtyard.

Shower Room

Window to the side. Shower cubicle, pedestal wash basin and wc. Generous wall tiling. Heated towel rail.

First Floor Landing**Cloakroom**

3'5" x 2'9" (1.05 x 0.84)

Wash basin and wc.

Bedroom

14'7" x 13'11" (4.47 x 4.25)

Vaulted ceiling. Window to the front with views over West Street. Fireplace. Exposed floor boards.

Bedroom

12'9" x 8'2" max (3.9 x 2.5 max)

Vaulted ceiling. Window to the front. Exposed floorboards. Pretty brick fireplace / chimney.

Bedroom

11'6" x 6'1" (3.53 x 1.87)

Window to the rear.

Outside

The walled courtyard to the rear provides an ideal space for alfresco dining and useful storage for bikes etc.

Agents Notes

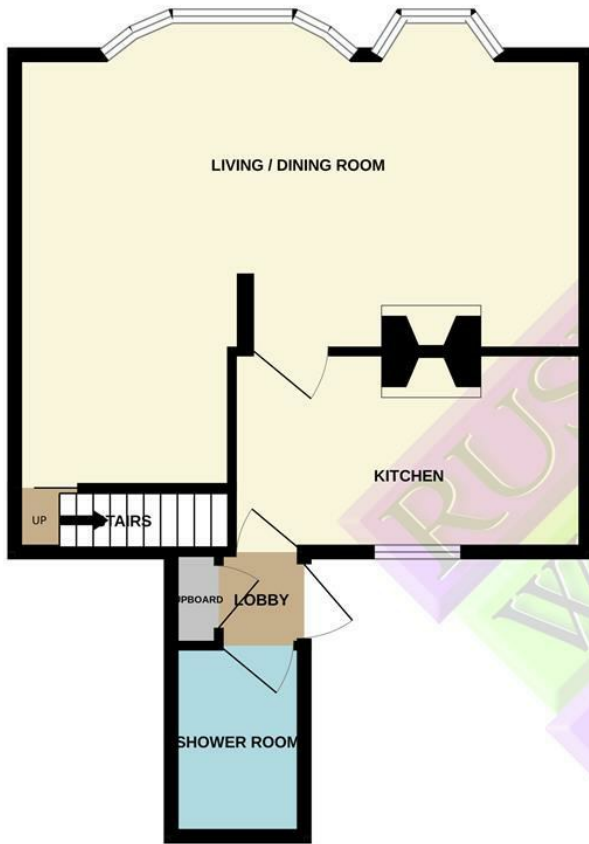
None of the services or appliances mentioned in these sale particulars have been tested.

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 E



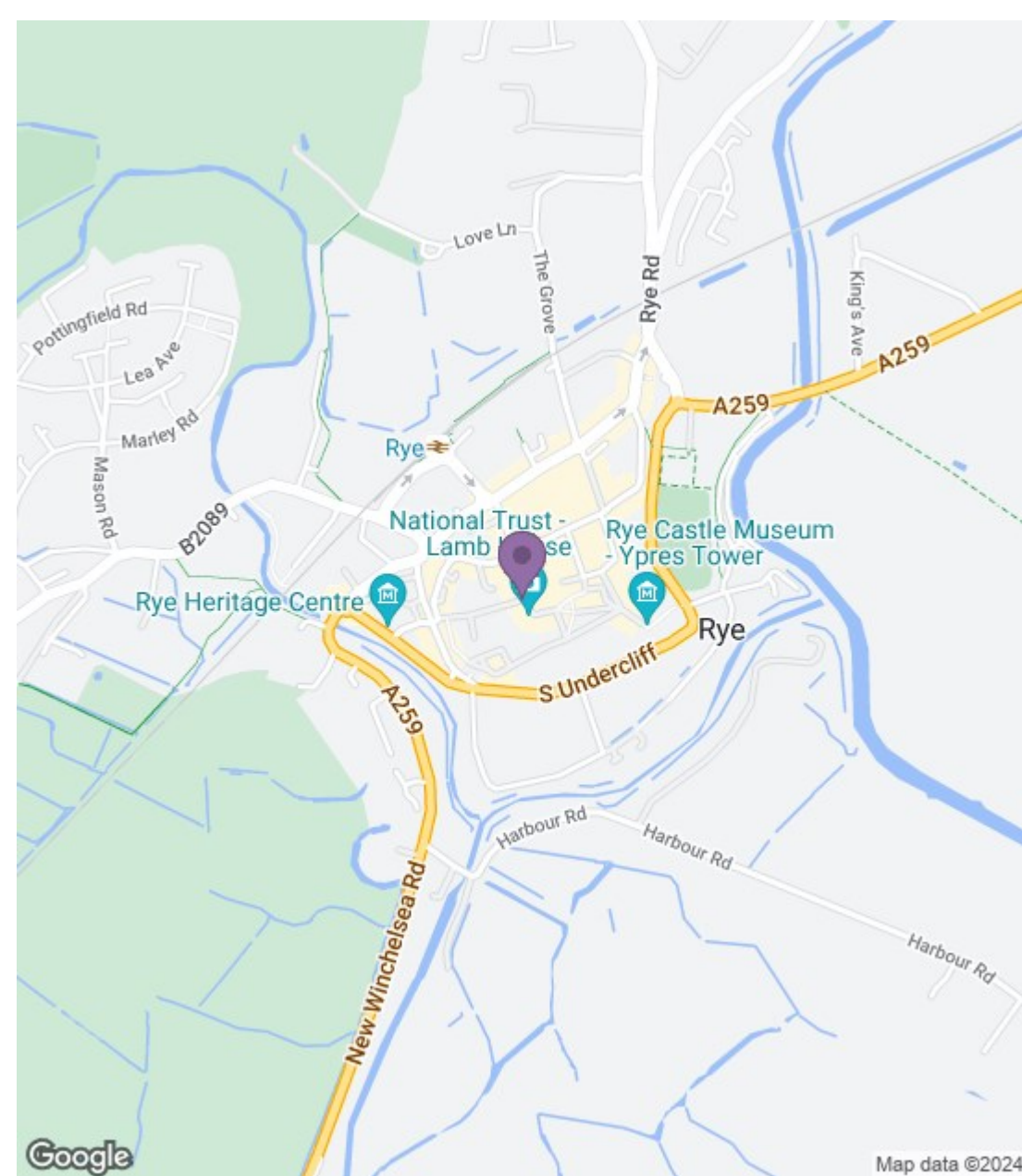
GROUND FLOOR



1ST FLOOR



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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