

**RUSH
WITT &
WILSON**



21 Wish Street, Rye, East Sussex TN31 7DA
Guide Price £325,000

Rush Witt & Wilson are pleased to offer a substantial attached townhouse close to amenities.

The generously proportioned accommodation is arranged over three floors and comprises an open plan living / dining room, galley style kitchen, utility room, bathroom, two bedrooms on the first floor and a further large bedroom with potential to divide, on the second floor. There is a good size courtyard style garden to the rear.

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



Locality

Situated in the heart of the Ancient Cinque Port town of Rye on the South Coast, convenient for the town centre with the railway station also within walking distance.

The town 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 sports centre with indoor swimming pool.

Rye also boasts the famous cobbled Citadel, working quayside and weekly market. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via the nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Open plan living space

A light and airy double aspect room with central staircase.

Living Room

12'3" x 11'7" (3.74 x 3.54)

Bow window to the front. Fireplace with log burner.

Dining Room

12'11" x 11'6" (3.94 x 3.52)

Window to the rear. Door to the side.

Kitchen

11'7" x 6'2" (3.55 x 1.89)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Upright unit housing oven / grill and another shelved larder cupboard. Worktop with inset sink and five burner gas hob. Window to the side.

Utility Area

7'11" x 6'6" (2.42 x 2)

Door to the side. Worktop with space under and plumbing for washing machine and dishwasher. Space also for fridge / freezer.

Bathroom

9'5" x 6'2" (2.89 x 1.88)

A white suite comprising panel bath with shower / screen over, wash basin and wc. Window to the side. Tiled floor.

First Floor Landing

Stairs rise from living / dining room. Window to the side.

Bedroom

11'7" x 10'0" (3.54 x 3.06)

Window to the front. Built in cupboards.

Bedroom

10'5" x 9'11" (3.20 x 3.03)

Window to the rear. Built in cupboard housing gas fired boiler.

Second Floor

Stairs rise from first floor landing.

Bedroom

27'8" x 11'6" (8.45 x 3.53)

A generous double aspect room with window to the front and rear. Built in wardrobes.

Cloakroom

6'0" x 2'3" (1.84 x 0.70)

Wash basin and wc.

Outside

Small enclosed area to the front.

Path to side leads to a part walled garden with established flower / shrub beds.

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.

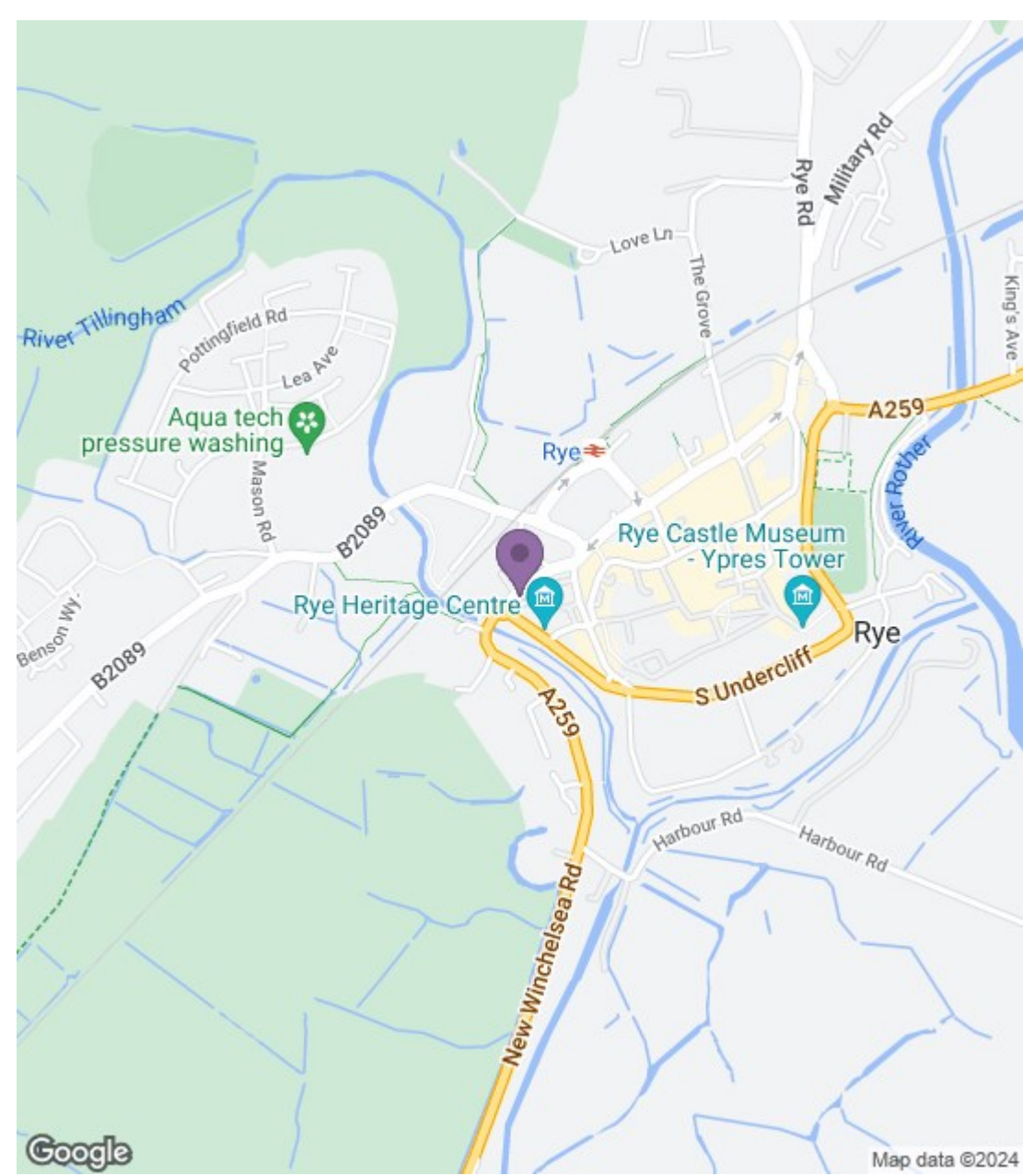
Council Tax Band C





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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(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			84
(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	

**RUSH
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