

RUSH
WITT &
WILSON



1 Church Square, Rye, TN31 7HE
£425,000

Rush Witt & Wilson are delighted to offer this wonderful character Grade II listed property located in the heart of the Citadel, Rye Town which has been updated to a high standard combining period features with contemporary finishes.

The property comprises of a modern fitted kitchen and living room to the ground floor and the entrance hall offers access to the cellar room, utility room and stairs to the first floor. The first floor offers two double bedrooms of which one has an en-suite bathroom. The landing leads to the second floor where you will find the main bathroom offering a bath tub and separate shower cubicle.

The position of this property next to the town hall provides the opportunity to experience the lifestyle Rye has to offer with coffee houses, eateries, galleries and stunning historic architecture on your door step.



Living Room

10'10" x 10'6" (3.32 x 3.22)

Window to front, carpet, fireplace.

Kitchen

14'5" x 8'5" (4.41 x 2.57)

Wooden flooring, window to side, fireplace, modern fitted units including built in Fridge Freezer, dishwasher, oven, induction hob with extractor over.

Main Bedroom

13'0" x 10'8" (3.98 x 3.26)

Window to front, carpet, fireplace, built in wardrobe, door to en-suite.

En suite

9'6" x 5'7" (2.9 x 1.71)

Tiled floor, window to rear, heated towel rail, bath, basin and toilet.

Bedroom

13'6" x 9'2" (4.13 x 2.81)

Window to front, carpet, built in wardrobe.

Main bathroom

10'6" x 9'9" (3.21 x 2.98)

Tiled floor, freestanding shower and freestanding bath, toilet, basin, radiator and window to front.

Cellar

19'7" x 8'5" (5.97 x 2.58)

Window.

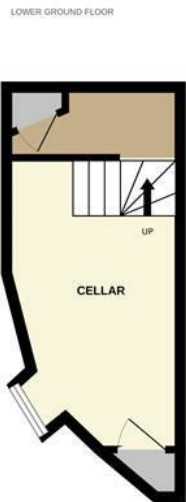
Agents Notes

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 - D



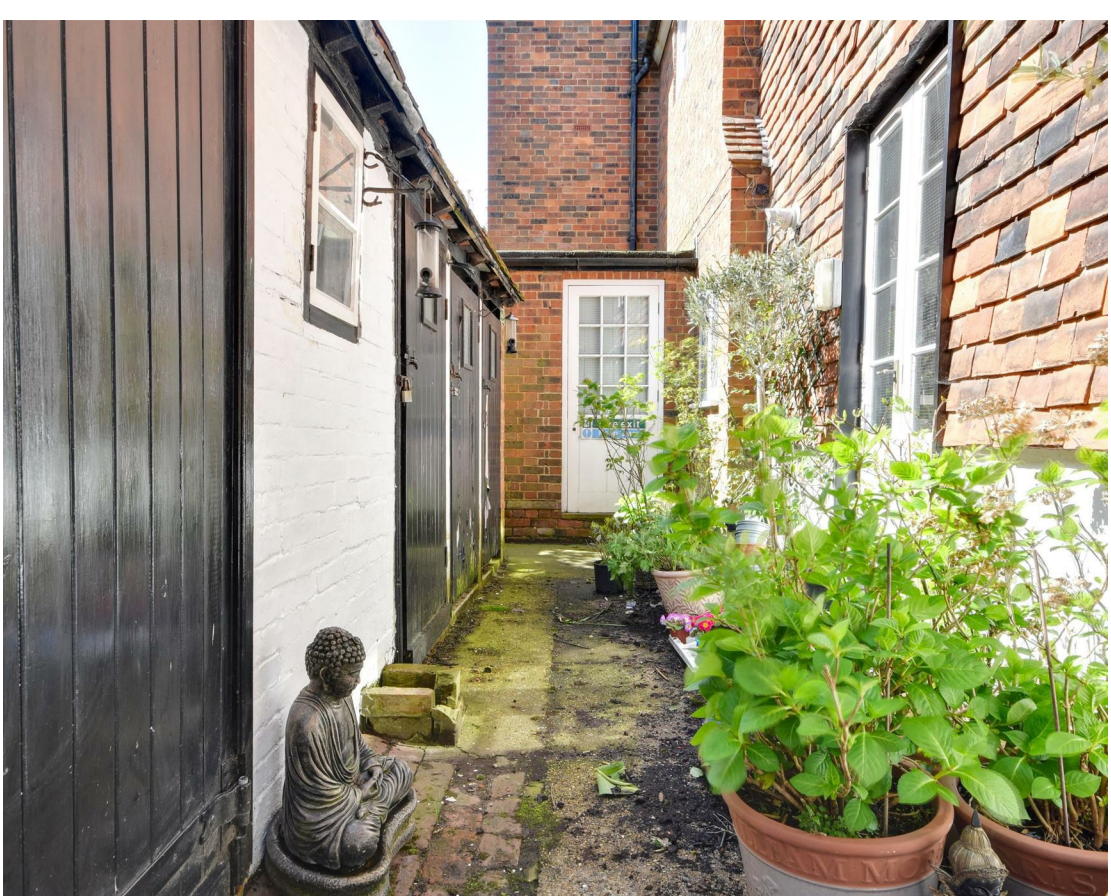
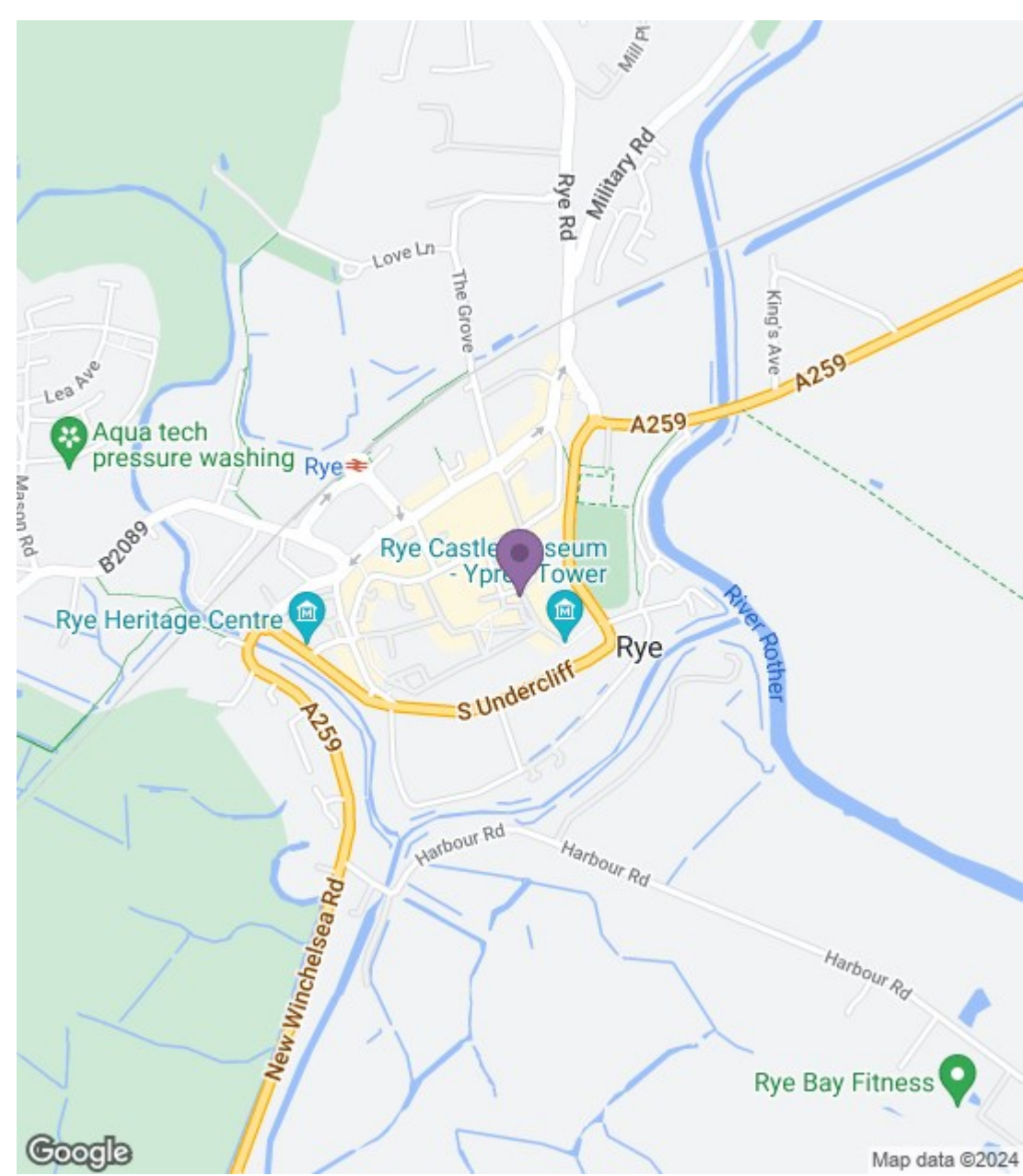


TOTAL FLOOR AREA : 927sq.ft. (86.1 sq.m.) approx.

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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