

**RUSH  
WITT &  
WILSON**



**70 Ferry Road, Rye, East Sussex TN31 7DN  
Guide Price £349,950**

Rush Witt & Wilson are delighted to offer this well-presented property that has been refurbished throughout to provide a wonderful finish in a character property set within walking distance to the bespoke shops, coffee houses, galleries and eateries in the town.

Downstairs the property comprises of an entrance hall that leads to the living room to the front, and dining room to the centre with patio doors leading to the garden and open access to the modern fitted kitchen.

Stairs lead from the hallway to the first floor where you will find the primary bedroom to the front and large family bathroom to the rear with separate shower cubicle and a roll top bath taking centre stage.

On the second floor is a bedroom to the front and bedroom to the rear with en-suite shower room.

Out side to the rear is the garden which is accessed from both the dining room & kitchen. This area has a combination of decked, slate and stone areas.

To arrange your viewing please call 01797224000

#### Locality

Situated in the Ferry Road Quarter of Rye close to the town centre where a range of daily amenities will be found including a supermarket, specialist and general retail stores and a fine selection of public houses, wine bars and eateries, all contributing to the cosmopolitan feel of the town.

Rye also offers primary and secondary schooling, weekly markets and a sports centre.

The railway station has regular services to the city of Brighton in the West and to Ashford that has high speed connections to London.

The Rye Bay is only a short drive away comprising the famous Camber Sands, beautiful shingle beach at Winchelsea and Rye Harbour where mooring and launching facilities are available.

#### Dining Room

14'4" x 11'2" (4.379 x 3.412)

Double doors onto garden, cupboard under stairs, access to kitchen

#### Kitchen

13'8" x 6'11" (4.168 x 2.128)

Range of base & eye level modern units, space for washing machine, dishwasher and tumble dryer. Space for freestanding fridge freezer. Windows to side. door onto garden.

#### Bedroom

14'1" x 7'10" (4.294 x 2.394)

Window to front, radiator

#### Bedroom

8'3" x 7'6" (2.516 x 2.287)

Window to rear, door to en suite

#### En Suite

8'2" x 4'6" (2.493 x 1.388)

Shower, toilet, basin, heated towel rail.

#### Bathroom

12'2" x 8'9" (3.718 x 2.675)

Window to rear, freestanding bath, walk in shower, toilet, basin, heated towel rail, cupboard housing boiler.

#### Bedroom

14'4" x 10'7" (4.387 x 3.234)

Window to front, radiator

#### Living Room

11'4" x 10'11" (3.476 x 3.338)

Window to front, electric fire, built in cupboards

#### 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 02 (90-100) <b>A</b>	
03 (81-91) <b>B</b>	
04 (69-80) <b>C</b>	
05 (55-68) <b>D</b>	
06 (39-54) <b>E</b>	
07 (21-38) <b>F</b>	
08 (1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions 02 (90-100) <b>A</b>	
03 (81-91) <b>B</b>	
04 (69-80) <b>C</b>	
05 (55-68) <b>D</b>	
06 (39-54) <b>E</b>	
07 (21-38) <b>F</b>	
08 (1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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