

**RUSH
WITT &
WILSON**



**6 Western Barn Close, Rye, East Sussex TN31 7EF
Guide Price £367,000**

Rush Witt & Wilson are delighted to offer this wonderful home set in a private gated development in Rye ideally located to experience everything Rye has to offer. The property is well-presented throughout and provides off-road parking, open plan living, separate office room and garden.

Entering the property on the ground level you will find the office room (previously the garage) and separate W.C. You can access the garden from the entrance hall and office. Stairs lead from this level to the dual aspect open plan living space on the first floor which combines the lounge to the front with Juliette, dining area and modern fitted kitchen to the rear. The second floor offers two double bedrooms and bathroom.

Outside to the front is the driveway offering private parking and at the rear is a paved garden.

Entrance / Hall

20'10" x 3'8" (6.367 x 1.142)

Hard flooring, radiator on wall, staircase rising to living room. Cupboard and back door to garden.

Office / reception room.

8'2" x 18'3" (2.503 x 5.578)

Hard flooring, window, door onto garden.

WC

2'3" x 6'3" (0.687 x 1.914)

Tiled floor, window, radiator, toilet and basin.

Kitchen

9'5" x 7'11" (2.887 x 2.428)

Hard flooring, built in fridge / freezer, oven, gas hob, sink with window above, dishwasher and wall mounted gas boiler.

Living / dining room

23'7" x 9'10" (7.206 x 3.017)

Double aspect, hard flooring, radiator on wall. Double doors onto front.

Main bedroom

13'0" x 10'7" (3.972 x 3.227)

Carpet, window, radiator, double built in wardrobe.

Bedroom

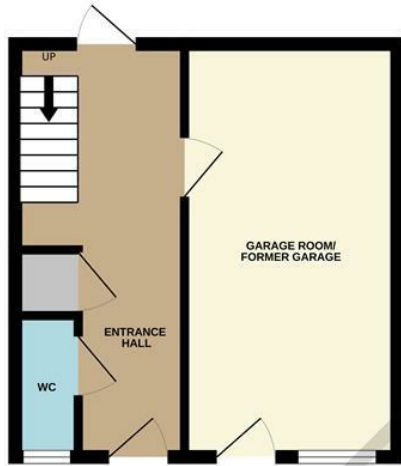
9'8" x 9'11" (2.959 x 3.034)

Carpet floor, window, radiator.

Garden

Low maintenance paved garden, side access via gate.

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



2ND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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		Current	Potential
Very energy efficient - lower running costs	(92-100) A		87
(81-91) B		74	
(69-80) C			
(57-68) D			
(45-54) E			
(31-39) 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	(92-100) A		
(81-91) B			
(69-80) C			
(57-68) D			
(45-54) E			
(31-39) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

