

**RUSH
WITT &
WILSON**



**31 Kings Avenue, Rye, TN31 7LU
Guide Price £350,000**

Rush Witt & Wilson are pleased to offer this three bedroom semi detached home located within walking distance of Rye town centre and train station.

Downstairs the property offers a spacious triple aspect living room, a kitchen with access onto garden and a shower room. Upstairs there are three double bedrooms.

To the front of the property there is a lawn garden with hedging and driveway for multiple vehicles. Access to garden via side gate comprising paved area and lawn with a number of trees and shrubs.

OFFERED CHAIN FREE.

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

Locality

Kings Avenue is situated on the edge of the ancient Cinque Port Town of Rye on the south coast.

The town centre is within walking distance and offers a wide range of daily amenities, in the bustling High Street there is an array of specialist and general retail stores. Supermarket, primary and secondary schooling and sports centre.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. The railway station offers services to Brighton and to Ashford where there are connecting, highspeed services, to London.

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 a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Entrance Hall

Doors leading to living room, kitchen and bathroom, stairs rising, currently has a stairlift.

Living Room

17'5" x 13'11" (5.33 x 4.26)
Triple aspect, fireplace.

Kitchen

10'6" x 8'2" (3.21 x 2.49)
Modern base and eye level units, space for washing machine, dishwasher, fridge freezer. Cooker with induction hob, sink with window over and door leading onto garden.

Bathroom

6'11" x 4'0" (2.12 x 1.23)
Shower, basin, toilet and window

Bedroom

18'0" x 8'3" (5.49 x 2.53)
Window

Bedroom

14'0" x 8'8" (4.27 x 2.66)
Double aspect

Bedroom

10'9" x 8'0" (3.29 x 2.46)
Window, built in cupboard

Outside

An area of lawn to the front and driveway for multiple vehicles.

Gated side access leads to the garden which comprises a paved area and lawn with multiple trees and shrubs. Gate at the bottom of the garden leading onto recreation ground.

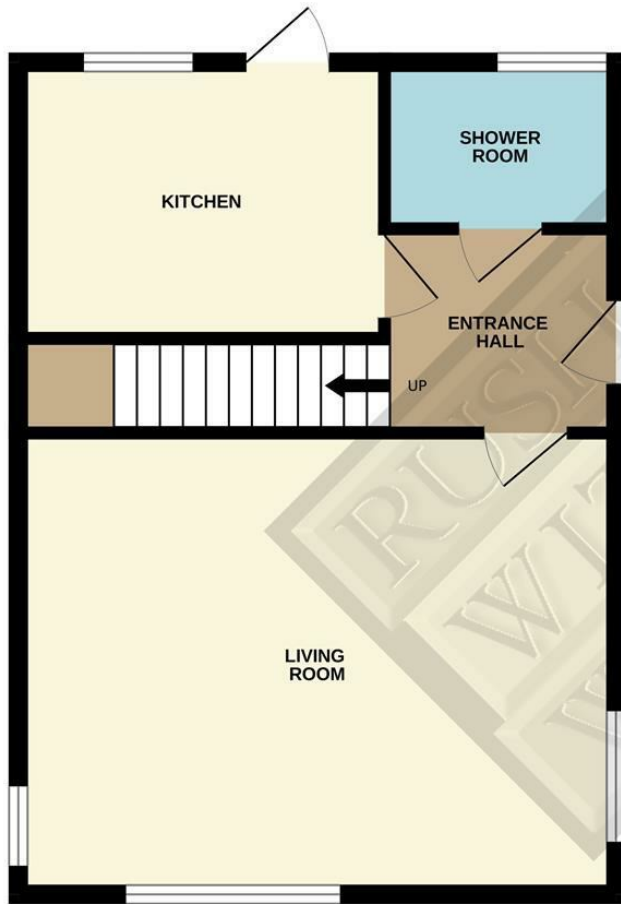
Agents Notes

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

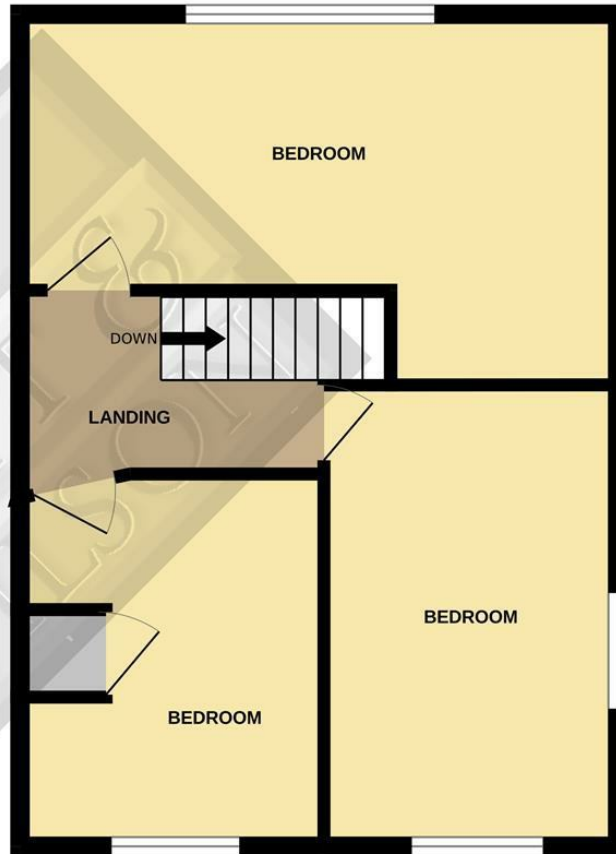
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band C

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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
	81
55	

Very energy efficient - lower running costs
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (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 CO₂ emissions
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC



