

**RUSH
WITT &
WILSON**



**122 New Winchelsea Road, Rye, East Sussex TN31 7TB
Guide Price £450,000**

FAMILY HOME WITH RIVER FRONTAGE

Rush Witt & Wilson are pleased to offer a well presented semi detached house on the outskirts of Rye.

The spacious and versatile accommodation comprises living room, dining room, kitchen, full width conservatory, ground floor cloakroom, utility / laundry room, three bedrooms, bathroom and shower room. There is a useful store / workshop to the side. Driveway parking.

Good size, well maintained rear garden backing onto the River Brede.

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

Locality

The property is situated a short walk from the town centre where a range of daily amenities can be found including a supermarket, many specialist and general retail stores as well as a fine selection of public houses and restaurants.

There is a primary and secondary school within the town, weekly farmers' and general markets and sports centre with indoor swimming pool..

The railway station offers regular services to the city of Brighton in the West and to Ashford where there are high speed connecting services to London.

Entrance Porch

Double storm doors.

Reception Hall

Attractive glazed door and side panel to the front. Stairs rise to first floor.

Living Room

13'4" x 11'11" (4.08 x 3.64)

Box bay window to the front.

Dining Room

11'10" x 10'3" (3.63 x 3.13)

Double doors to the rear lead to conservatory.

Kitchen

11'3" x 6'11" (3.44 x 2.12)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Integrated fridge. Worktop with inset sink. Four burner gas hob. Oven / grill beneath. Walk in shelved pantry. Window and door to the rear.

Conservatory

25'2" x 5'2" (7.69 x 1.6)

Sliding door to the rear. Two skylights.

Cloakroom

4'6" x 2'9" (1.38 x 0.84)

Wash basin and wc.

First Floor Landing

Stairs rise from the Reception Hall. Access to loft space, partly boarded with light and skylight to the rear.

Bedroom

11'11" x 10'3" (3.64 x 3.13)

Window to the rear enjoying views over the garden , river and countryside beyond taking in Camber Castle. Shelved airing cupboard.

Bedroom

13'5" x 10'9" max (4.09 x 3.28 max)

Box bay to the front. Views over farmland.

Bedroom

7'2" x 6'7" (2.20 x 2.03)

Window to the front. Steps descend to Study / Dressing area.

Study / Dressing Area

6'3" x 5'10" (1.93 x 1.78)

Skylight to the side.

Bathroom

10'5" x 5'8" (3.20 x 1.73)

A white suite comprising bath, wash stand / basin and wc. Two windows to the rear.

Shower Room

8'6" x 7'6" (2.60 x 2.31)

Large walk in shower cubicle, wash stand / basin and wc. Window to the side.

Outside

A block paved drive to the front provides off road parking. Low level wall and small area of lawn.

The rear garden is a particular feature incorporating a split level terrace accessed from the conservatory, areas of lawn, established well stocked borders and cultivated beds. Summer house. Greenhouse. Pergola covered terrace.

The garden extends to the river bank where there is a small jetty.

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

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 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		
(81-91) B			
(69-80) C			
(57-68) D			
(45-54) E			
(31-44) F			
(1-30) 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			
(31-44) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



