

**RUSH
WITT &
WILSON**



**105 South Undercliff, Rye, East Sussex TN31 7HW
Guide Price £275,000**

Rush Witt & Wilson are delighted to offer this character house located within walking distance of Rye town centre.

The property comprises an entrance lobby leading to the open plan living area, with lounge to the front with bay window and dining room to the rear with door to garden and traditional style kitchen. The central staircase rises to the first floor where there are two double bedrooms and bathroom.

Outside to the rear is a decked seating area leading to the paved garden.

The properties location provides the opportunity to enjoy the lifestyle Rye town has to offer with its selection of bespoke shops, eateries and galleries.

For further information and to arrange a viewing please call our Rye Office 01797224000.

Locality

Located on South Undercliff close to the heart of Rye, an ancient Cinque Port town on the South coast, convenient for the town centre with the railway station within walking distance.

Rye offers a wide range of daily amenities to include the bustling high street where 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. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there is access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Entrance Lobby

Living / dining room

24'11" x 13'1" (7.604 x 3.994)

Window to front. Door leads to rear garden. Central staircase to first floor.

Kitchen

8'3" x 7'6" (2.534 x 2.294)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Space and point for fridge / freezer and space / point for cooker. Worktop with inset sink. Window to side.

Utility Room

7'7" x 4'5" (2.323 x 1.348)

Access via external door, plumbing for washing machine, toilet and wall mounted boiler.

First Floor Landing

Stair rise from Living / Dining room.

Bedroom

13'2" x 9'4" (4.024 x 2.859)

Window to front, storage cupboard

Bedroom

10'5" x 10'3" (3.184 x 3.128)

Window, built in wardrobes

Bathroom

8'5" x 6'10" (2.567 x 2.091)

A white suite comprises bath with shower over, toilet and wash basin. Window to the rear.

Outside

There is a brick paved hardstanding to the front.

The rear garden enjoys a southerly aspect. Has been designed for ease of maintenance and incorporates a decked terrace and paved courtyard.

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
 APPROX. FLOOR
 AREA 369 SQ.FT.
 (34.2 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 352 SQ.FT.
 (32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 taken as a guide only. It is recommended that a prospective purchaser. The services, systems and appliances shown have not been tested and should be taken as to their operability or efficiency can be given as to their operability or efficiency can be given
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