

**RUSH  
WITT &  
WILSON**



**11 Rock Channel Quay, Rye, East Sussex TN31 7DL  
Guide Price £450,000**



Rush Witt & Wilson are pleased to offer a well proportioned town house forming part of a popular riverside development.

Arranged over three floors the spacious and versatile accommodation comprises three double bedrooms, one with en-suite bathroom, family bathroom, first floor living room, generous kitchen / dining room and conservatory.

There is an integral garage. Low maintenance courtyard style garden to the rear.

Offered CHAIN FREE.

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

#### Locality

The property forms part of a riverside development, accessed via a private road just a short walk from the town centre.

Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

The town also boasts the famous cobbled citadel, working quayside, weekly farmers / general market and a sports centre.

The railway station offers regular services to Brighton and to Ashford where there are, high speed, connecting on service (approx. 38 minutes) to London.

#### Entrance Porch

#### Reception Area

12'9" x 7'2" (3.9 x 2.2)

Personal door to garage.

#### Inner Hall

Stairs to first floor

#### Cloakroom

6'3" x 3'7" (1.91 x 1.11)

Wash basin and wc. Window to the side.

#### Kitchen / Dining Room

17'0" x 11'10" (5.19 x 3.61)

Kitchen area fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Compliment worktop with inset sink. Hob with extractor over. Upright unit housing Miele oven / microwave. Built in fridge / freezer. Integrated dishwasher. Window to the rear.

Dining area with space for table and chairs. Wall mounted boiler. Stable door to conservatory.

#### Conservatory

11'11" x 6'3" (3.65 x 1.92)

#### First Floor Landing

Stairs rise from the inner hall.

#### Living Room

17'5" x 17'1" (5.31 x 5.23)

Two windows to the front.

#### Bedroom

17'1" x 11'11" (5.22 x 3.64 )

Two windows to the rear.

#### Ensuite Bathroom

A coloured suite comprising bath, wash basin, bidet and wc. Window to the side.

#### Second Floor Landing

Stairs rise from the first floor. Access to loft space. Airing cupboard.

#### Bedroom

11'6" x 10'2" (3.51 x 3.10)

Skylight to the front. Deep walk in cupboard.

#### Bedroom

11'6" x 10'2" (3.52 x 3.10)

Window to the rear.

#### Bathroom

6'5" x 6'5" (1.97 x 1.97)

Panel bath, wash basin and wc. Skylight to the rear.

#### Garage

20'2" x 8'11" (6.15 x 2.73)

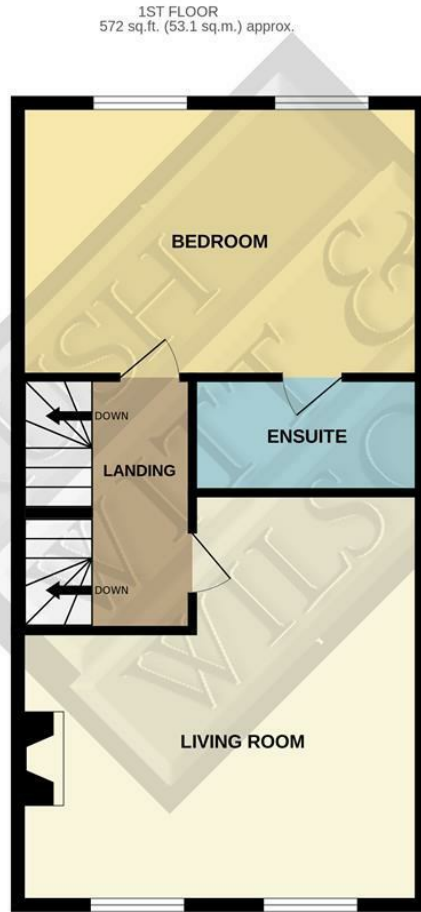
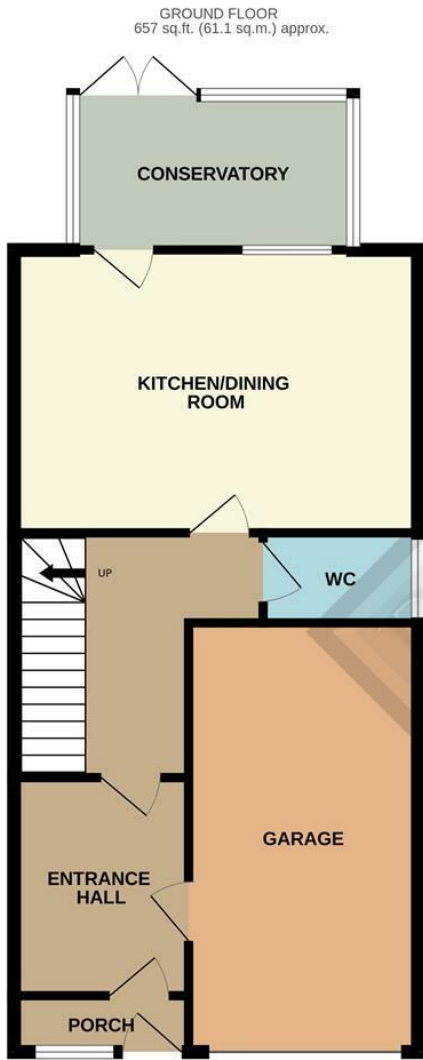
Up and over door to the front. Personal door to reception area. Light and power connected.

#### 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 E



TOTAL FLOOR AREA : 1609 sq.ft. (149.4 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. The prospective purchaser. The service

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100)		Very environmentally friendly - lower CO <sub>2</sub> emissions A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)	62	D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





