

**RUSH  
WITT &  
WILSON**



**1 Springfield Cottages Rye Road, Playden, Rye, East Sussex TN31 7UL  
Guide Price £395,000**

Rush Witt & Wilson are pleased to offer a charming detached period cottage in the hamlet of Playden.

The well proportioned accommodation comprises two double bedrooms, living room with adjoining garden room, kitchen / dining room, bathroom and reception / study area.

The garden is of good size and incorporates level lawn, terraces and well stocked borders.

Off road parking.

Offered CHAIN FREE

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

#### Locality

The property is located in the hamlet of Playden just outside the ancient town of Rye.

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

There is primary schooling in the village and a secondary school in Rye. Also weekly farmers' / general market and a sports centre with indoor swimming pool.

Rye boasts a railway station with services to Brighton and to Ashford, from where there are high speed connections to London.

Playden is on the edge of the High Weald Area of Outstanding Natural Beauty and the Romney Marsh, as well as being a short drive from the famous Camber Sands and the stunning coastline of the Rye Bay.

#### Reception / Study Area

8'0" x 6'4" (2.44 x 1.94)

Door to the front

#### Hallway

#### Living Room

14'8" x 13'2" (4.48 x 4.03)

Window to front. Fireplace with inset log burner.

Cupboard to the side and display shelving over.

Double doors to Garden Room.

#### Garden Room

12'9" x 12'0" (3.90 x 3.68)

Double doors lead out to terrace / garden. Tiled floor.

#### Kitchen / Dining Room

13'9" x 11'10" (4.20 x 3.63)

A light and airy triple aspect room, fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Upright unit housing oven / grill. Complimenting worktop with inset sink.

Gas hob with extractor over. Space for washing machine and fridge freezer. Terracotta tiled floor. Wall mounted gas fired boiler.

#### Bedroom

11'11" x 9'0" (3.64 x 2.76)

Window to front. Built in wardrobe

#### Bedroom

12'0" x 10'2" (3.67 x 3.11)

Double aspect. Built in wardrobes.

#### Bathroom

8'8" x 4'11" (2.66 x 1.50)

Double aspect. A white suite comprises small bath with shower over, wash basin and wc.

#### Outside

Low level wall and path to the front door. Hardstanding and path to the side.

A split level brick / block terrace abuts the rear of the property with steps rising to a level lawn with beds containing a variety of shrubs, plants and seasonal flowers. There is another paved terrace, perfect for alfresco dining.

A brick path leads to a further area of garden again laid to lawn with raised beds.

#### Parking

Hardstanding to the side for off road parking

#### 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**  
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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 |
|                          | 85        |
| 61                       |           |

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 <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
|  |           |

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (02-10) A  
 (11-51) B  
 (52-80) C  
 (81-100) D  
 (101-150) E  
 (151-200) F  
 (201-250) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales EU Directive 2002/91/EC

