

**RUSH
WITT &
WILSON**



**1 The Green Float Lane, Rye, East Sussex TN31 6AS
Guide Price £425,000**

PROJECT - HOME / INCOME - INVESTMENT

Rush Witt & Wilson are pleased to offer this brilliant renovation project. Nestled in the picturesque village of Udimore, this charming property at The Green offers a fantastic opportunity to create your dream home or could be an investment opportunity.

Comprising one reception room, kitchen and bathroom downstairs, three bedrooms upstairs, and a detached double garage with accommodation above, this house is brimming with potential.

Set in a countryside location, this property provides a retreat from the hustle and bustle of a town. With off-road parking and a wrap around garden there is so much potential to enhance this property.

OFFERED CHAIN FREE

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

Locality

1 The Green is situated in a semi-rural setting on the edge of Udimore only a short drive from the Ancient Cinque Port town of Rye, which offers extensive shopping, sporting and recreational amenities.

The Abbey Town of Battle is also readily accessible as is the the A28 giving access to the historic coastal town of Hastings and to Tenterden.

The property is surrounded by beautiful undulating countryside containing many places of general and historic interest as well as rural walks.

Living Room

15'1" x 11'9" (4.606 x 3.605)

Window to front, fireplace and log burner

Kitchen

11'9" x 9'8" (3.589 x 2.953)

Window to front, base and eye level units, worktop with sink and space for white goods. Under stair storage.

Bathroom

7'11" x 4'5" (2.428 x 1.360)

Window to rear, bath, toilet, basin, heated towel rail.

Main bedroom

15'8" x 12'2" (4.795 x 3.715)

Window to front

Bedroom two

14'6" x 8'1" (4.425 x 2.484)

Window to rear

Bedroom Three

8'9" x 7'9" (2.690 x 2.369)

Window to front

Double Garage

23'10" x 18'6" (7.275 x 5.639)

Double doors to front, window to side, stairs rising to-

Above garage

22'6" x 18'5" (6.882 x 5.625)

Accommodation above garage, Window to front, sky lights, log burner.

Garden

Wrap around garden to front, side and rear. Mostly lawn and paved pathways. Driveway for off road parking in front of garage.

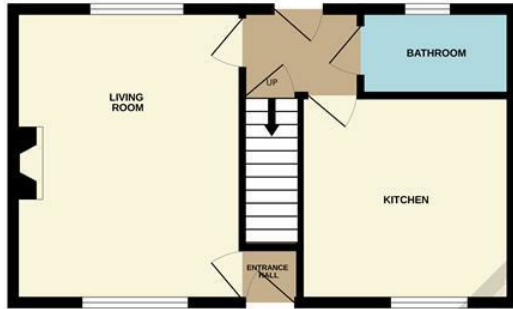
Agents Notes

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
385 sq.ft. (35.7 sq.m.) approx.



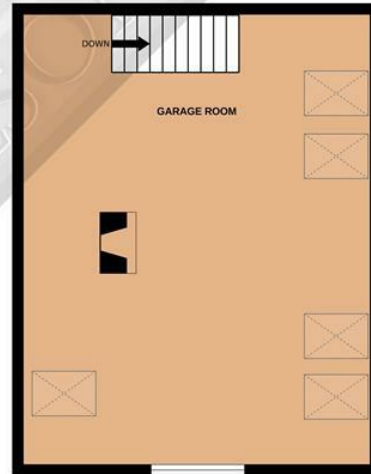
1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



GARAGE GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



GARAGE FIRST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.6 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 is not intended to be used as a basis for any prospective purchaser. The services, systems and appliances shown here are for illustrative purposes only and are not intended to be used as a basis for any prospective purchaser. The services, systems and appliances shown here are for illustrative purposes only and are not intended to be used as a basis for any prospective purchaser.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	100		
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(57-68) D		(57-68) D	
(45-54) E		(45-54) E	
(31-44) F	26	(31-44) F	
(11-30) G		(11-30) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



