

**RUSH
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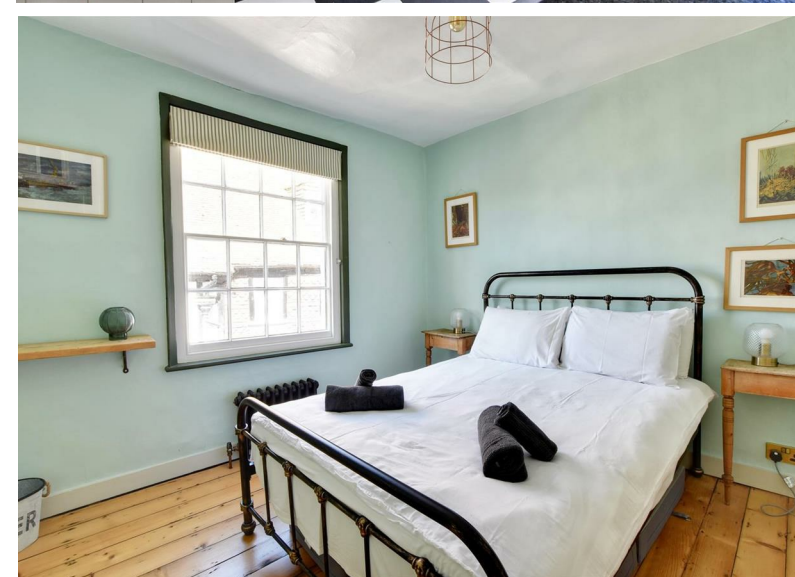


**Easter Cottage The Mint/Mermaid Passage, Rye, East Sussex TN31 7ER
Guide Price £550,000**

PERIOD HOME IN THE HEART OF RYE

Rush Witt & Wilson are pleased to offer a charming Grade II listed home centrally located within the Ancient Cinque Ports town of Rye. The property boasts attractive painted brick elevations and features include, exposed beams, stripped floor boards and a curved wall. The exceptionally well presented accommodation comprises living room, kitchen / dining room, master bedroom with ensuite shower room, two further bedrooms and bathroom. There is also a useful loft room (used by the current owners as an occasional bedroom) with far reaching views over the town.

Considered an ideal holiday home / investment purchase or conveniently located main residence
For further information and to arrange a viewing please call our Rye Office 01797 224000.



Locality

Situated on the corner of The Mint and Mermaid Passage in the heart of the citadel close to a wide range of daily amenities which include an array of specialist and general retail stores as well as historic inns, restaurants and contemporary wine bars and eateries.

The railway station is just a short walk away with regular services to Ashford where there are connecting high speed services to London.

Rye offers a weekly general market, cinema and sports centre with indoor swimming pool.

At nearby Rye Harbour there is a yacht club as well as mooring / launching facilities. Also a nature reserve with access to miles of shingle beach extending to Winchelsea Beach and on to the cliffs at Fairlight. This forms part of the stunning coastline of the Rye Bay, home to the famous Camber Sands beaches again only a short drive away.

Kitchen

9'4" x 8'2" (2.87 x 2.50)

Fitted with a range of modern shaker style cupboard / drawer base units and matching wall mounted cabinets. Upright unit housing fridge / freezer. Integrated dishwasher. Complementing granite work surface with inset butler sink. Four burner gas hob with oven beneath and extractor over. Window and door to the side.

Dining Room

10'7" x 8'1" (3.24 x 2.48)

Double aspect with windows to the front and side. Corner door. Built in dresser unit housing smart electric and gas meters. Exposed beams. Oak floor.

Living Room

20'4" x 11'7" (6.20 x 3.55)

Two windows to the front. Bespoke full height shelving / storage units. Under stairs cupboard. Oak flooring.

First Floor Landing.

Stairs rise from Living Room.

Bedroom

10'0" x 10'0" (3.05 x 3.05)

Window to the front.

Ensuite Shower Room

5'10" x 4'8" max (1.80 x 1.43 max)

Sliding frosted glass pocket door. Shower cubicle, wash basin and wc. Heated towel rail / radiator fitment. Tiled floor.

Bedroom

10'5" x 10'0" (3.19 x 3.05)

Window to the front. Built in wardrobe.

Bedroom

9'9" x 8'0" (2.98 x 2.44)

Window to the side. Radiator. Over stairs storage cupboard.

Bathroom

6'9" x 5'6" (2.06 x 1.68)

A white suite comprising tile panelled bath with centre mounted tap and shower over. Wash basin and wc. Generous wall tiling. Window to the side. Heated towel rail / radiator. Tiled floor.

Second Floor

Loft Room

15'8" x 14'8" max floor area (4.78 x 4.49 max floor area)

Skylight to the side with far reaching views over the town to the countryside beyond. Used by the current owners as an occasional bedroom

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 TBC



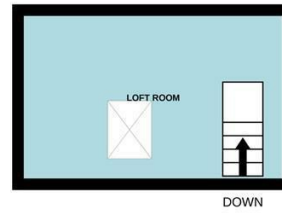
GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



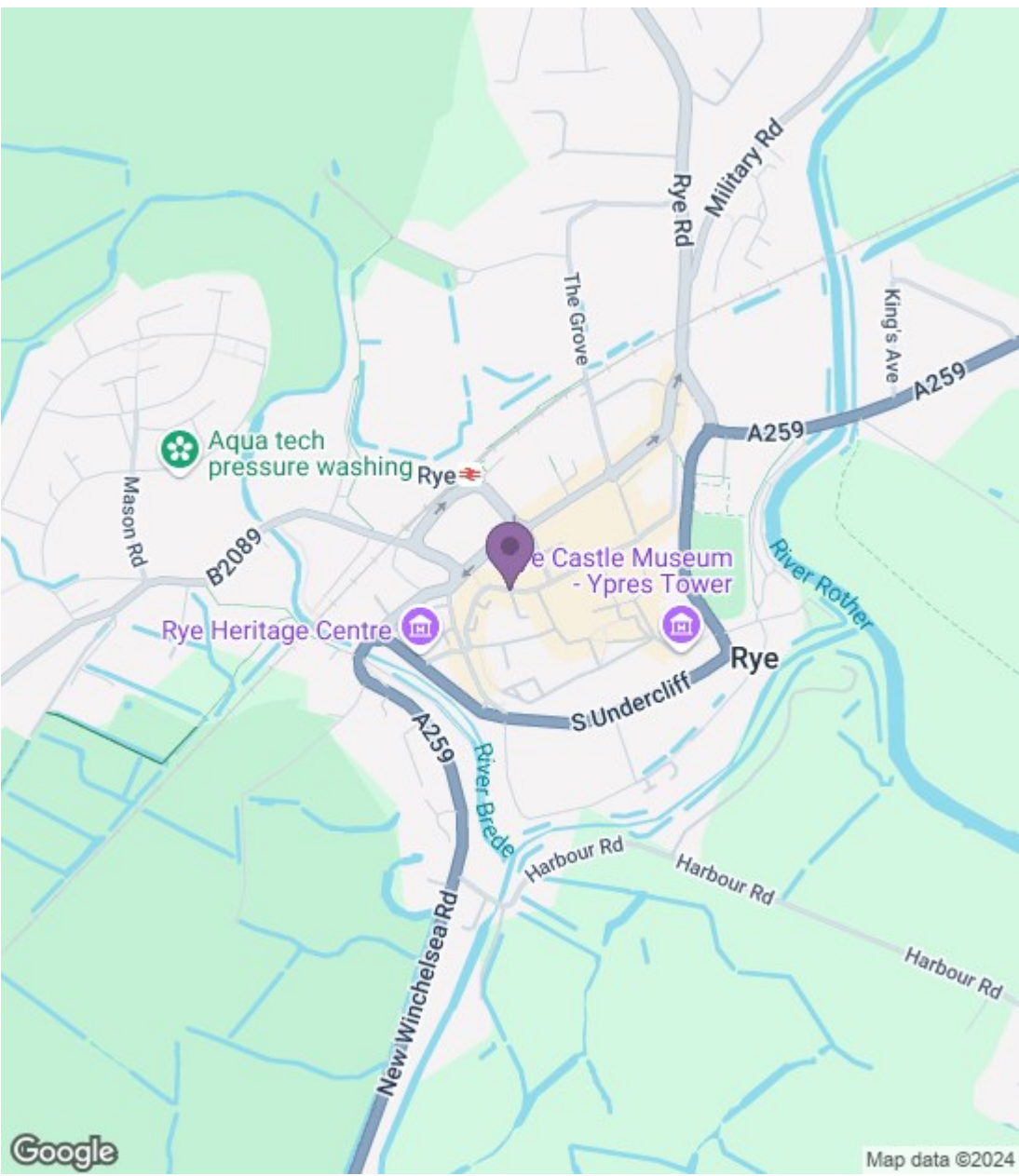
LOFT SPACE
122 sq.ft. (11.3 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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