

**RUSH
WITT &
WILSON**



93 South Undercliff, Rye, East Sussex TN31 7HW
Guide Price £325,000

Rush Witt & Wilson are delighted to offer this charming end of terraced house located in the South Undercliff area of Rye. This character property is presented in excellent condition & boasts a delightful blend of traditional features and modern finishes and is positioned within walking distance of Rye Town centre.

You enter the property into the lobby area which leads to the open plan living space combining the lounge area to the front with the dining room to the rear with glazed doors leading to the garden. Following from the dining space is the modern fitted kitchen which also provides access to the garden.

Upstairs you will find two double bedrooms, family bathroom and the third bedroom/study. The loft room with skylight windows can be accessed from the landing (potential to add staircase, subject to permissions being granted).

Outside to the front is a parking space for a smaller vehicle and side access to the garden. The rear garden is southerly facing which is mainly paved with the patio area leading from the kitchen. There is also access to the allotments.

Situated close to Rye town centre, you'll have easy access to a variety of shops, restaurants, and local amenities along with Rye Train Station.



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, sports centre and indoor swimming pool. 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 Room

11'6" x 10'3" max (3.517 x 3.130 max)

Bay window, feature fireplace, radiator

Dining Room

12'10" x 10'11" (3.924 x 3.350)

Patio doors, radiator, under stairs storage

Kitchen

14'9" x 7'1" (4.521 x 2.182)

Range of modern units, window to side, doors to garden, space for appliances

First Floor Landing

Bedroom 1

17'9" x 10'5" (5.423 x 3.193)

Windows to front, radiator

Bedroom 2

10'11" x 9'10" to front of wardrobe (3.337 x 3.019 to front of wardrobe)

Built-in wardrobes, window to rear, radiator

Bedroom 3/Study

8'3" x 4'7" (2.537 x 1.404)

Window to rear, radiator

Bathroom

Bath, w.c & wash hand basin, window to rear, heated towel rail

Loft Room

16'6" x 10'6" to eaves (5.032 x 3.222 to eaves)

Ceiling spot lights, 2 x skylight windows, eaves storage

Outside

Hardstanding to front and side access to garden.

Rear garden mainly paved

Agents Notes

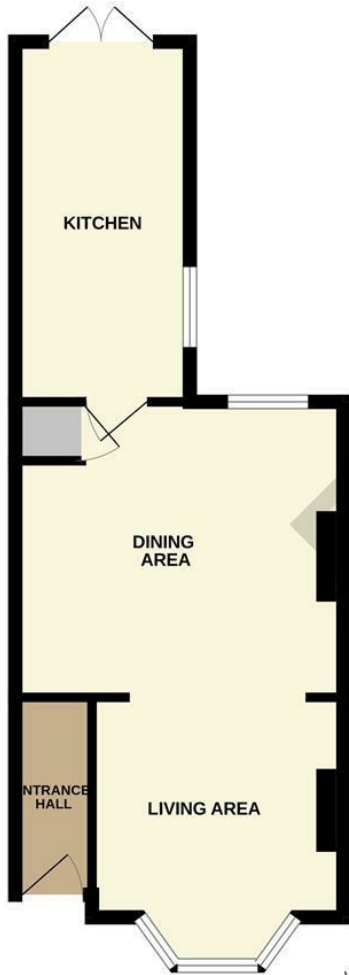
None of the services or appliances mentioned in these sale particulars have been tested.

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



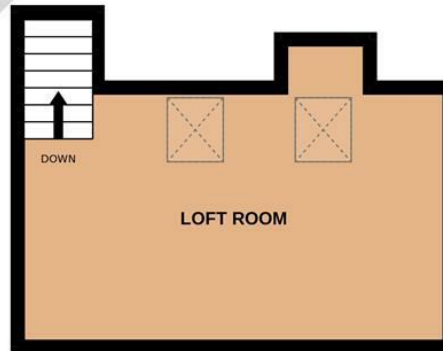
GROUND FLOOR
392 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.

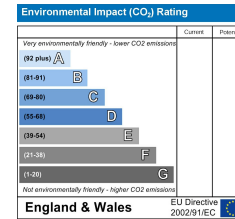
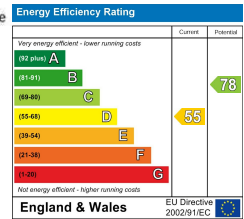


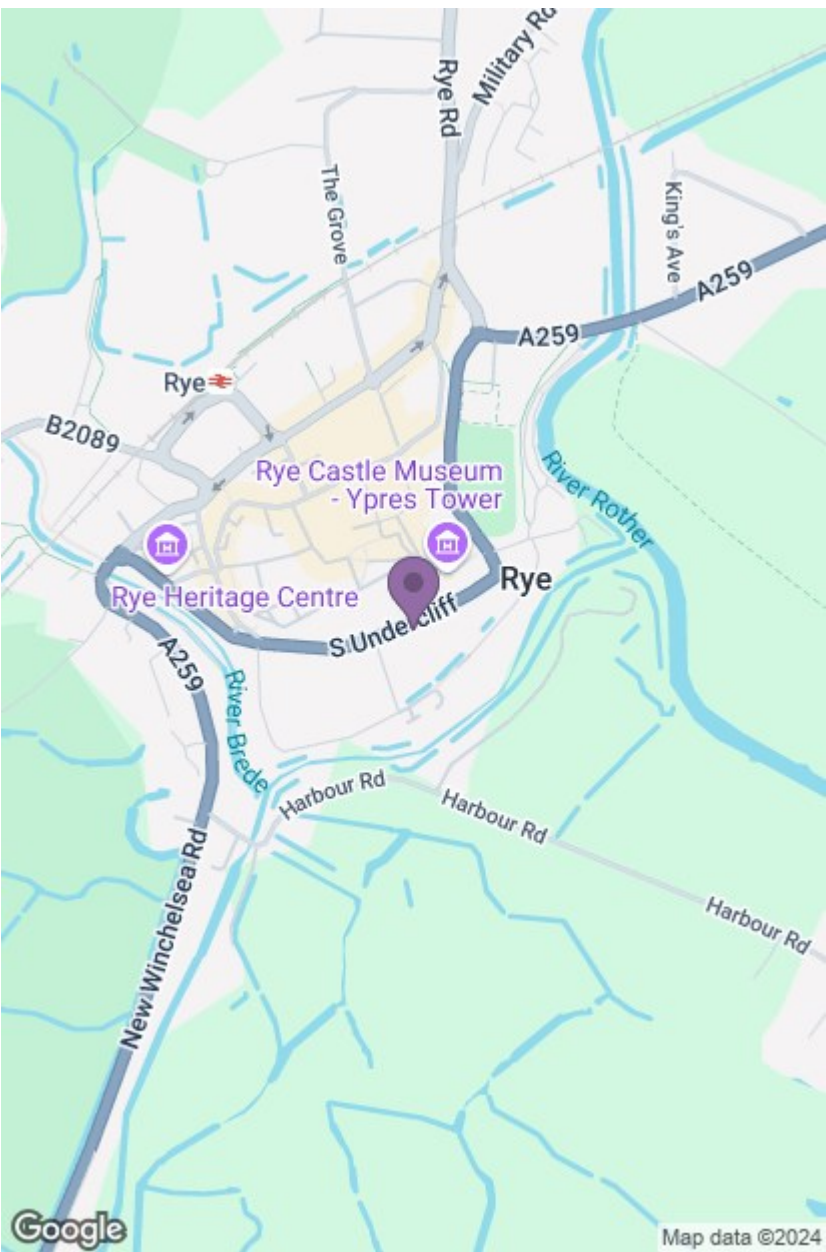
2ND FLOOR
206 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 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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