

**RUSH
WITT &
WILSON**



**14 Nutley Close, Rye, East Sussex TN31 7BZ
Guide Price £299,950**

Rush Witt & Wilson are pleased to offer an attached family home in Rye.

The well proportioned accommodation is arranged over two floors and comprises fitted kitchen / dining room, living room with adjoining conservatory, three bedrooms and a modern shower room. Small area of lawn to the front and garden to the rear. Offered CHAIN FREE
For further information and to arrange a viewing please call our Rye Office 01797 224000.

Locality

The property occupies a tucked away position in a cul de sac that forms part of a residential development with local amenities including a general store.

The centre of Rye is only a short walk away and there are a range of facilities including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

There is primary and secondary schooling in the town, weekly farmers' and general markets and a sports centre with indoor swimming pool.

The railway station offers regular services to Brighton and to Ashford where there are high speed connecting, high speed, services to London.

Porch

Reception Hall

Kitchen/ Dining Room

12'9" x 9'4" (3.9 x 2.86)

Fitted with a range of traditional style cupboard / drawer base units, integrated dishwasher and space /

plumbing for washing machine. Matching wall mounted cabinets. Complimenting worktop with inset ceramic hob, oven beneath and extractor over. Upright unit housing fridge freezer. Further unit with pull out rack storage.

Living Room

19'7" x 12'8" max to include stairwell (5.97 x 3.88 max to include stairwell)

Built in cupboard. Door to the rear. Sliding door to the rear leading to conservatory. Stairs to first floor.

Conservatory

11'3" x 8'6" (3.45 x 2.60)

Double doors to the rear.

First Floor Landing

Stairs rise from Living Room. Access to loft space. Deep shelved cupboard housing hot water cylinder.

Bedroom

11'6" x 10'10" (3.52 x 3.31)

Window to the front. Built in cupboard. Wardrobes and overhead storage.

Bedroom

10'9" x 8'3" (3.30 x 2.53)

Window to the rear.

Bedroom

9'4" x 7'10" (2.87 x 2.41)

Window to the rear. Walk-in cupboard.

Shower Room

8'7" x 5'6" (2.64 x 1.69)

Walk-in shower, wash basin and wc. Generous wall and floor tiling. Two windows to the front.

Outside

Small area of garden to the front.

The rear garden is predominantly paved with a variety of mature shrubs / trees.

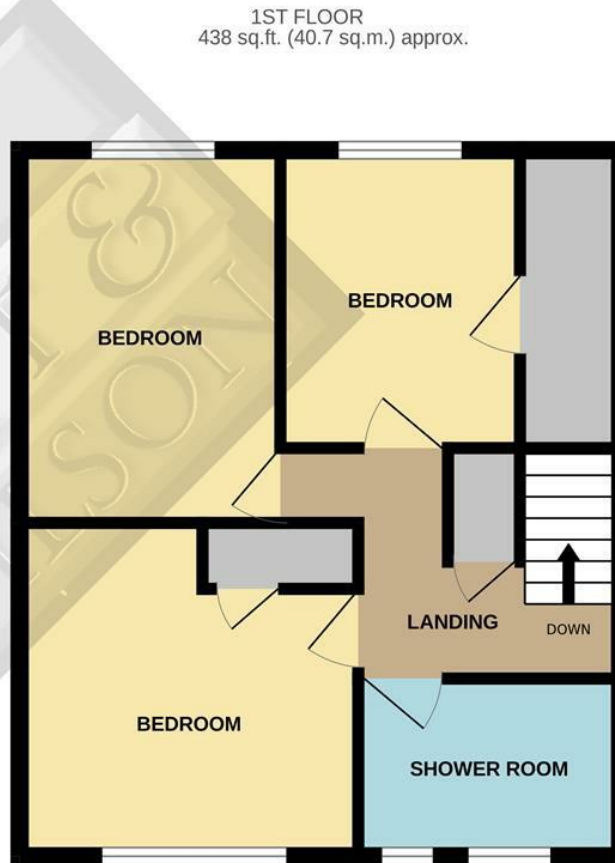
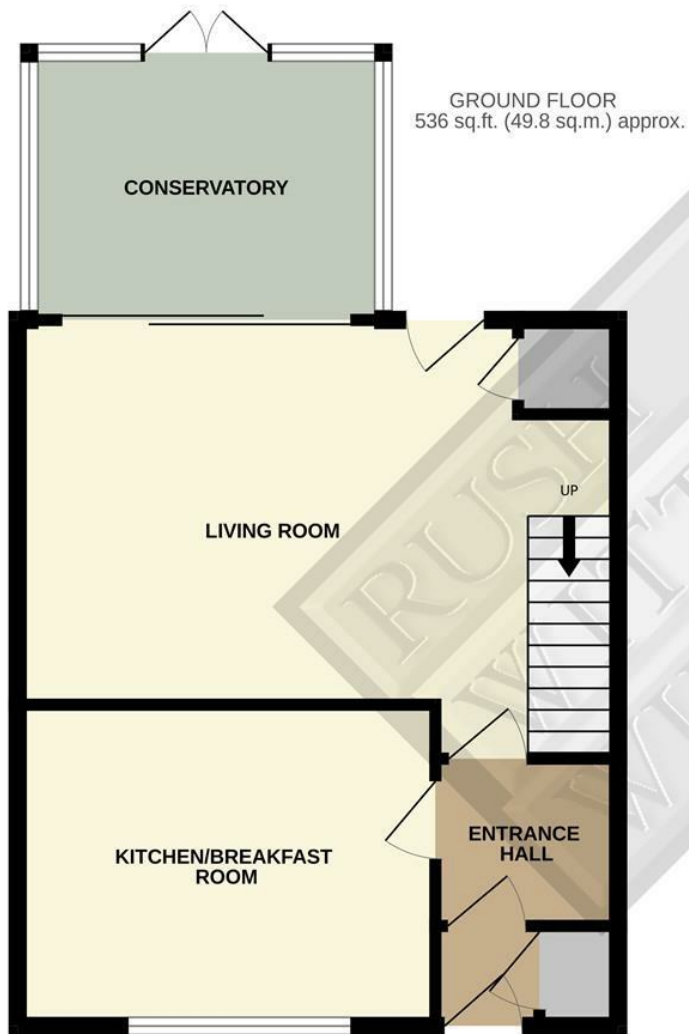
Timber garden store.

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



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
85	85

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC



