

**RUSH  
WITT &  
WILSON**



**121 South Undercliff, Rye, East Sussex TN31 7HW**  
**Guide Price £300,000**

**Rush Witt & Wilson are pleased to offer a well presented terrace house in a favoured location backing onto allotments and only a short walk from town centre and railway station.**

**The well presented accommodation is arranged over two floors and comprises three bedrooms, living room, dining room, kitchen and bathroom.  
Low maintenance southerly facing garden to the rear.  
Benefits from gas central heating and double glazing.**

**For further information and to arrange a viewing please call our Rye office on 01797 224000**



### **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 and within walking distance of the railway station.

The town offers a wide range of daily amenities, the bustling high street has many 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.

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

At nearby Rye Harbour there is access, via a nature reserve, to miles of open shingle beach forming part of the stunning coastline of the Rye Bay.

### **Entrance vestibule**

### **Living Room**

13'1" x 12'7" (4.01 x 3.84)

Bay window to the front. Ornamental fireplace.

### **Lobby**

Stairs to first floor.

### **Dining Room**

Window to the rear. Attractive ornamental fireplace with wooden surround and tiled inset / hearth. Useful storage cupboard to the side. Under stairs storage.

### **Kitchen**

10'6" x 7'1" (3.22 x 2.16)

Traditional style cupboard and drawer base units, matching upright unit housing oven. Complimenting work top with inset gas hob. Space for fridge. Further work surface with inset sink and cupboards under and space / plumbing for a washing machine. Tiled floor. Window and door to the side.

### **Bathroom**

9'7" x 7'4" max (2.93 x 2.26 max)

Split level with light coloured suite comprising bath with mixer tap and shower / screen over, wash basin and wc. Generous wall tiling. Window to the rear.

### **First Floor Landing**

Stairs rise from the lobby. Access to loft space. Storage cupboard.

### **Bedroom**

13'2" x 10'4" (4.02 x 3.17)

Window to the front.

### **Bedroom**

12'0" x 8'9" (3.68 x 2.67)

Window to the rear. Built in cupboard.

### **Bedroom**

8'1" x 7'0" (2.48 x 2.15)

Window to the rear.

### **Outside**

The rear garden has been designed for ease of maintenance being predominantly paved. Shed. Pedestrian gate to the rear.

### **Agents Notes**

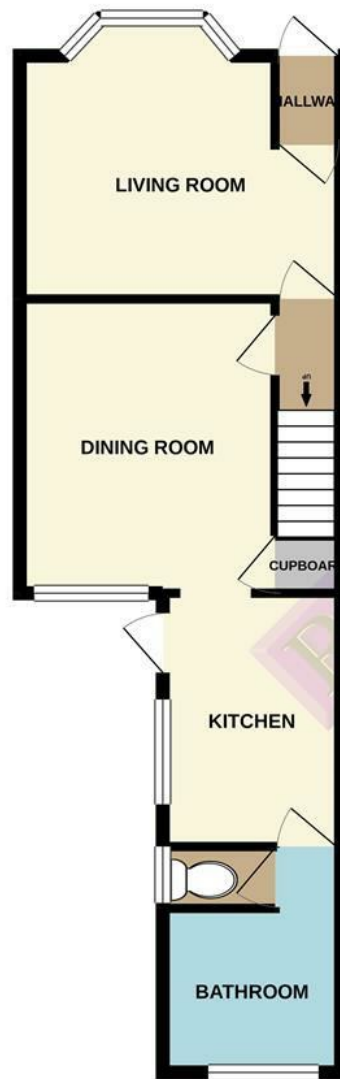
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only, are approximate and should not be relied upon for any other purpose.

Council Tax Band C



GROUND FLOOR  
462 sq. ft. (43.0 sq. m.) approx.



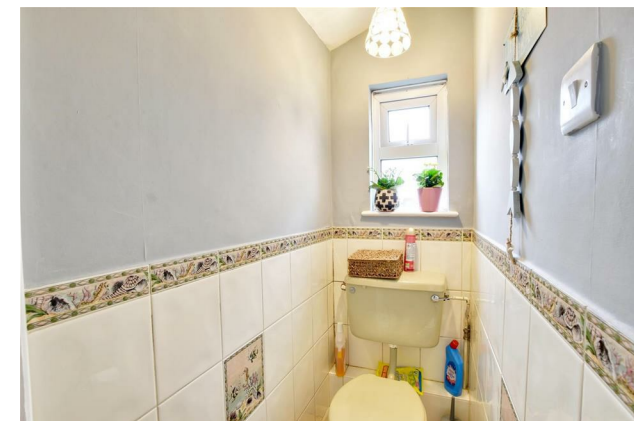
1ST FLOOR  
383 sq. ft. (35.6 sq. m.) approx.

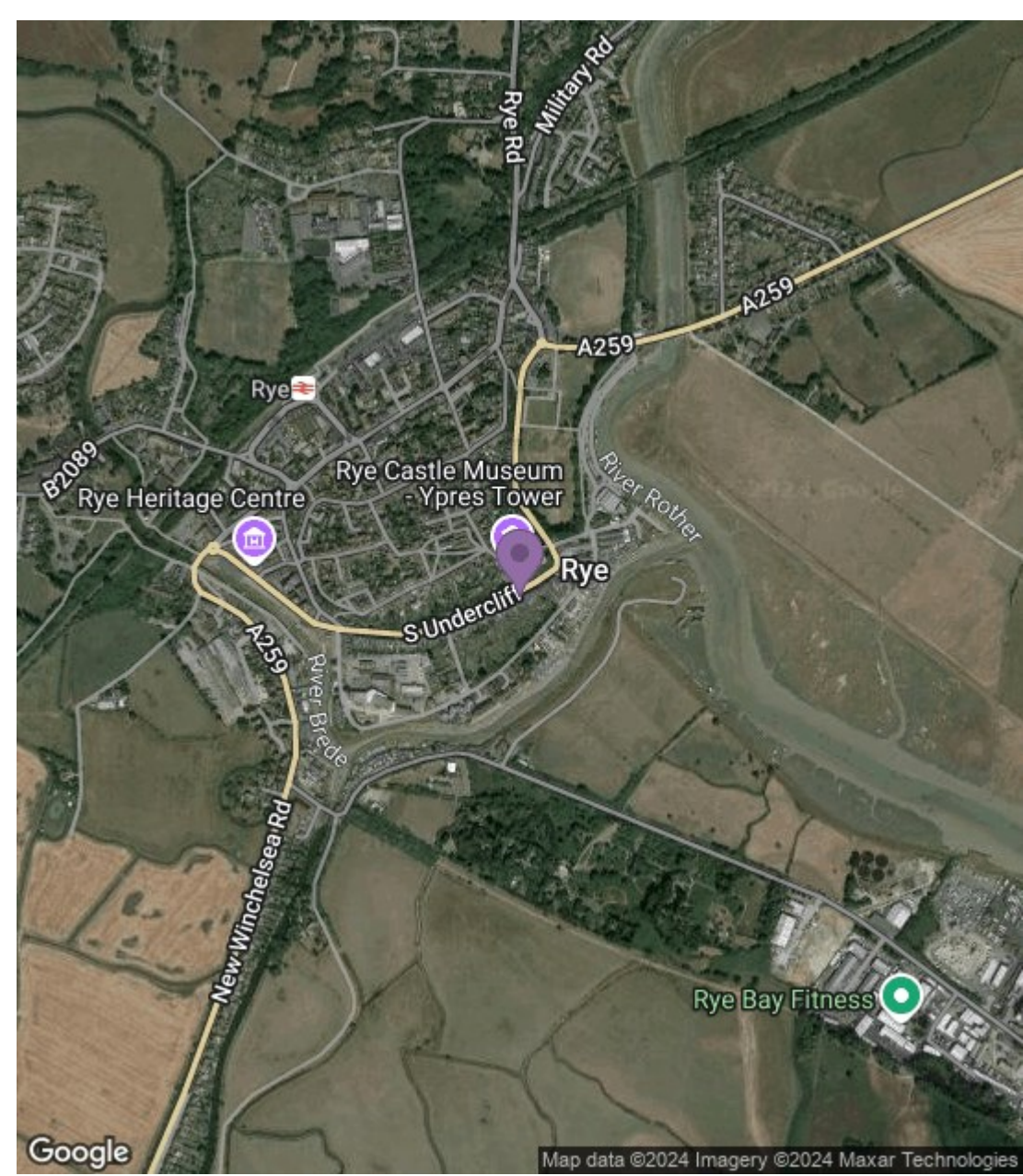


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TOTAL FLOOR AREA: 845 sq. ft. (78.5 sq. m.) approx.

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 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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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