

**RUSH
WITT &
WILSON**



**40 South Undercliff, Rye, East Sussex TN31 7HW
Guide Price £320,000**

Rush Witt & Wilson are pleased to offer this stunning property which has been sympathetically refurbished by the current owners blending character with contemporary finishes & being conveniently located only a short walk from the centre of Rye which offers a wonderful range of bespoke shops, coffee houses, art galleries, and eateries.

Downstairs you will find a spacious living area with exposed floorboards, triple windows to front allowing natural light to flow through the space and a working feature fireplace which leads to the kitchen offering a range of stylish modern units, tiled under floor heating and stable door leading to the garden. Also extending from the kitchen is a utility room.

From the landing there are two double bedrooms and a contemporary bathroom.

The garden is split in levels leading from the patio with a wonderful seating/viewing level offering Panoramic estuary views at the top.

Living Room

26'2" x 12'0" (8 x 3.665)

Triple windows to front, exposed wooden floorboards, brick built feature fireplace, contemporary radiator, stairs to landing

Kitchen

22'6" x 6'3" (6.86m x 1.91m)

Range of modern fitted units, tiled splashback, tiled flooring, door to garden, skylight, access to utility room

Utility room

Space for washing machine

Landing

Stairs rise from the living room. Window to the side .
Access to loft space.

Bedroom

11'6" x 11'5" (3.53 x 3.48)

Window to front

Bedroom

14'9" x 9'3" (4.5 x 2.83)

Window to front

Bathroom

Modern fitted suite comprising of bath, wall mounted shower, tiled wall splash, tiled floor, contemporary radiator, wc & wash hand basin

Outside

To the front is a garden area leading to the entrance. At the rear is a paved area leading to a tiered garden with mature planting and a seating area offering far-reaching views towards Rye Bay

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
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 02 (plus) A (81-91)		Very environmentally friendly - lower CO ₂ emissions 02 (plus) A (81-91)	
B (61-80)		B (61-80)	
C (51-60)		C (51-60)	
D (39-50)		D (39-50)	
E (29-38)		E (21-28)	
F (13-28)		F (11-20)	
G (1-12)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
78	57		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

