

**RUSH
WITT &
WILSON**



**11 Mill Road, Rye, Sussex TN31 7NN
£495,000**

Rush Witt & Wilson are delighted to offer this well-presented & spacious semi-detached home set in a cul-de-sac location within walking distance of Rye town centre, offering a garage, off-road parking and lovely rear garden.

You approach the property via the driveway and enter into the hallway with W.C to the left. The hallway then leads to the dual aspect open plan living space, with lounge area to the front and dining area to the rear. The kitchen is also to the rear and is fitted with a range of modern units and provides a serving hatch to the dining area. Upstairs and accessed from the landing are three bedrooms and modern fitted family bathroom.

Outside and to the front is the driveway with lawn to the side, garage and access to the rear garden. The spacious rear garden has a paved patio leading from the house with a large lawn and mature shrub borders.

Mill Road is located on the outskirts of the town providing access to the train station and wide range of bespoke shops and eateries.

Viewings are highly recommended and can be booked by calling 01797224000.



Locality

The property forms part of a popular residential cul-de-sac located at the top of Rye hill and is a short walk from the town centre where 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 market, the railway station offers regular services to the city of Brighton and Ashford.

Entrance Hall

7'9 x 4'4 (2.36m x 1.32m)

Doors off to the following:

Cloakroom/WC

7' x 3'3 (2.13m x 0.99m)

Window, low level wc, wash hand basin, space and plumbing for washing machine.

Living/Dining Room

31'1 x 10'11 extending to 17'10 (9.47m x 3.33m extending to 5.44m)

Double aspect with window to the front and door to rear leading onto the garden, brick fireplace with log burner, under stairs storage, space for dining table.

Kitchen

10'3 x 8'7 (3.12m x 2.62m)

Window to rear overlooking the garden, door to side, modern wall and base mounted units, stainless steel sink unit with side drainer and mixer tap, double oven, space for dishwasher, space for fridge freezer.

First Floor

Landing

Doors off to the following:

Bedroom One

13'6 x 11'0 (4.11m x 3.35m)

Window to front, built in wardrobe.

Bedroom Two

13'1 x 9'0 (3.99m x 2.74m)

Window to rear, built in wardrobe.

Bedroom Three

9'2 x 7'5 (2.79m x 2.26m)

Window to front.

Bathroom

7'9 x 6'5 (2.36m x 1.96m)

Window to rear, panel enclosed bath with screen and shower attachment, low level wc, wash hand basin.

Outside

Front Garden

Large area of lawn with ample off road parking leading to:

Garage

Up and over door.

Rear Garden

This exceptionally large garden is predominantly laid to lawn, patio area perfect for outdoor entertaining, attractive flower beds and borders, shed, side access to:

Agents Note

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 - E



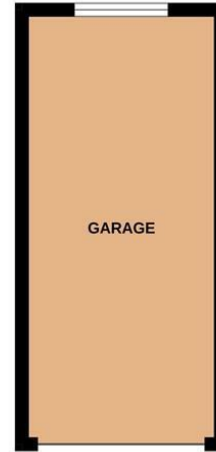
GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.

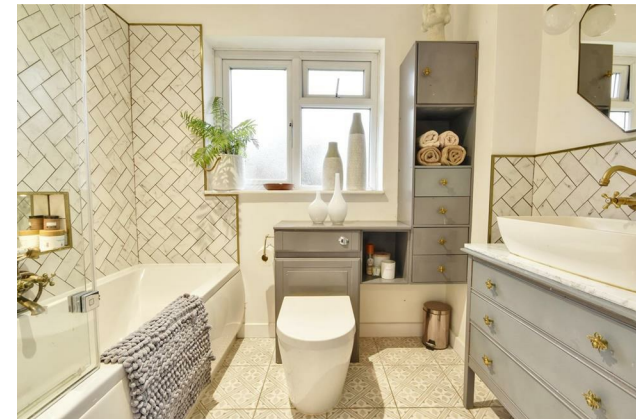
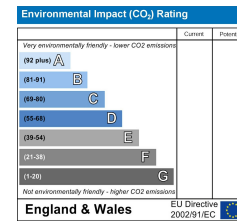
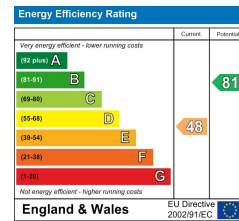


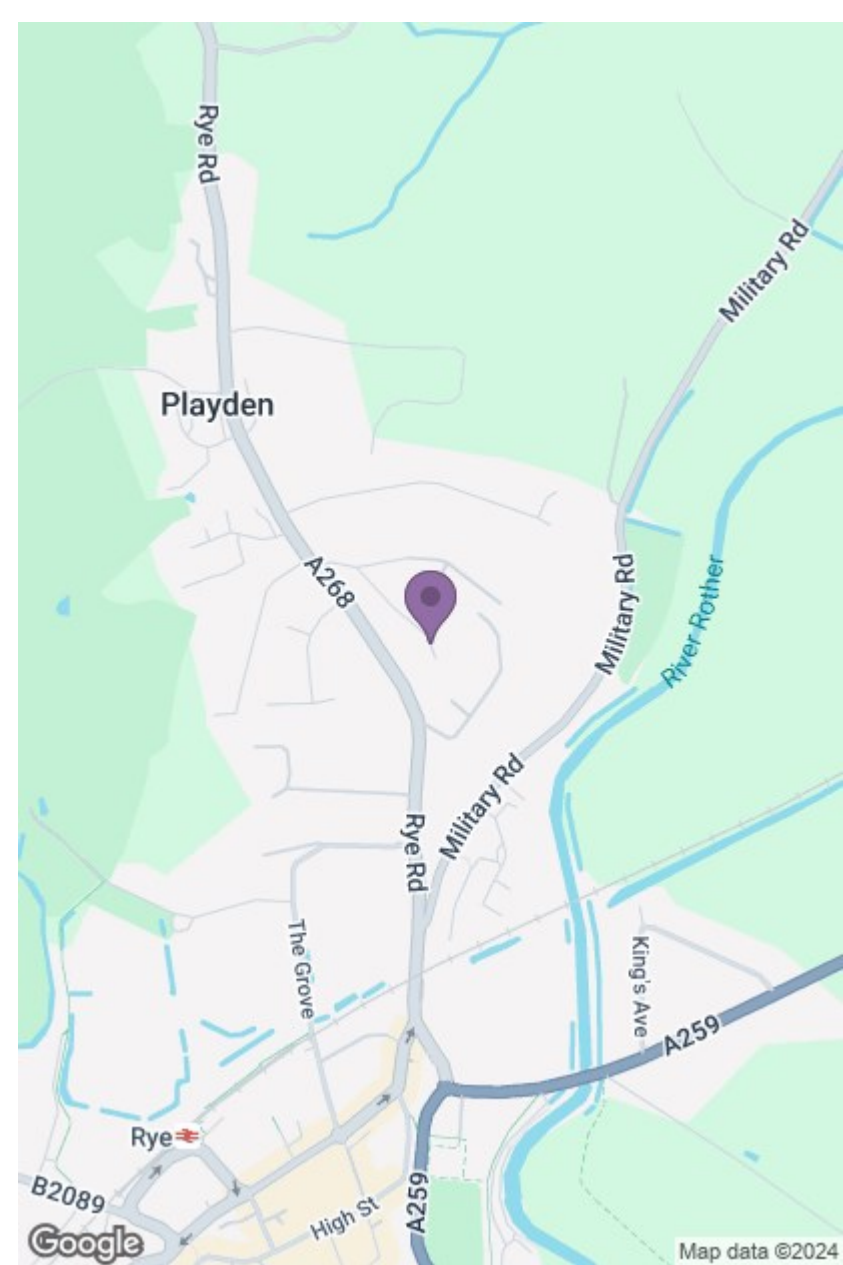
GARAGE
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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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