

**RUSH  
WITT &  
WILSON**



**Dingley Dell Barnets Hill, Rye, East Sussex TN31 6YJ**  
**Guide Price £450,000**



**Rush Witt & Wilson are pleased to offer a detached single storey cottage in a tucked away location backing onto woodland.**

**The well presented accommodation comprises three bedrooms, one currently being used as a home office, shower room, kitchen, living room, dining room and large conservatory overlooking the garden.**

**There is driveway parking for several cars. The garden is a particular feature, being of good size with well stocked beds and borders. range of sheds and stores.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000**



**Locality**  
Dingley Dell is located in a tucked away location on the northern outskirts of Peasmarsh. Village facilities include a supermarket, Post Office, pharmacy, coffee shop, primary school, village hall, local pubs/restaurants, recreation field and play area.

Rye with it's bustling town centre is only a short drive away and provides a wide range of specialist and general retail storage. An array of historic Inns and restaurants alongside contemporary wine and eateries. The town also boasts the famous cobbled Citadel, working quayside, weekly farmers and general markets, railway station offering regular services to the city of Brighton and to Ashford.

The relatively close proximity to the coast is an added attraction, the Rye bay being made up of the famous Camber Sands and miles of open shingle beach which extends from the cliffs at Fairlight and the Nature Reserve at Rye harbour.

**Entrance Porch**  
Door leading through to:

**Living Room**  
17'7x 11'1 (5.36mx 3.38m)  
Window to front, brick chimney breast with log burner.

**Bedroom One**  
12' x 11' (3.66m x 3.35m)  
Window to front, built in wardrobes.

**Shower Room**  
7'10 x 7'5 (2.39m x 2.26m)  
Shower cubicle, low level wc, wash hand bas in,

heated towel rail, built in storage, space and plumbing for washing machine.

**Bedroom Two**  
11'4 x 9'3 (3.45m x 2.82m)  
Window to rear.

**Kitchen**  
14'1 x 10'11 (4.29m x 3.33m)  
Window to rear overlooking the garden, wooden base and eye level units with central island, space for range style cooker, wall mounted gas boiler, built in fridge, freezer and dishwasher.

**Dining Room**  
11'3 x 6'10 (3.43m x 2.08m)  
Window to rear.

**Conservatory**  
19'2 x 10'5 (5.84m x 3.18m)  
Triple aspect windows, double doors providing views and access onto the garden, space for fridge/freezer and tumble dryer.

**Bedroom Three/Office**  
11'2 x 6'11 (3.40m x 2.11m)  
Window to front.

**Outside**

**Front Garden**  
Area of lawn, driveway providing off road parking for multiple vehicles.

**Rear Garden**  
The rear garden is of good size incorporating a patio area accessed via the conservatory and gently sloping lawn with well stocked beds and borders containing a variety of shrubs and seasonal flowers. Multiple sheds and greenhouse.

**Agents Note**

Private Drainage.

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 - D

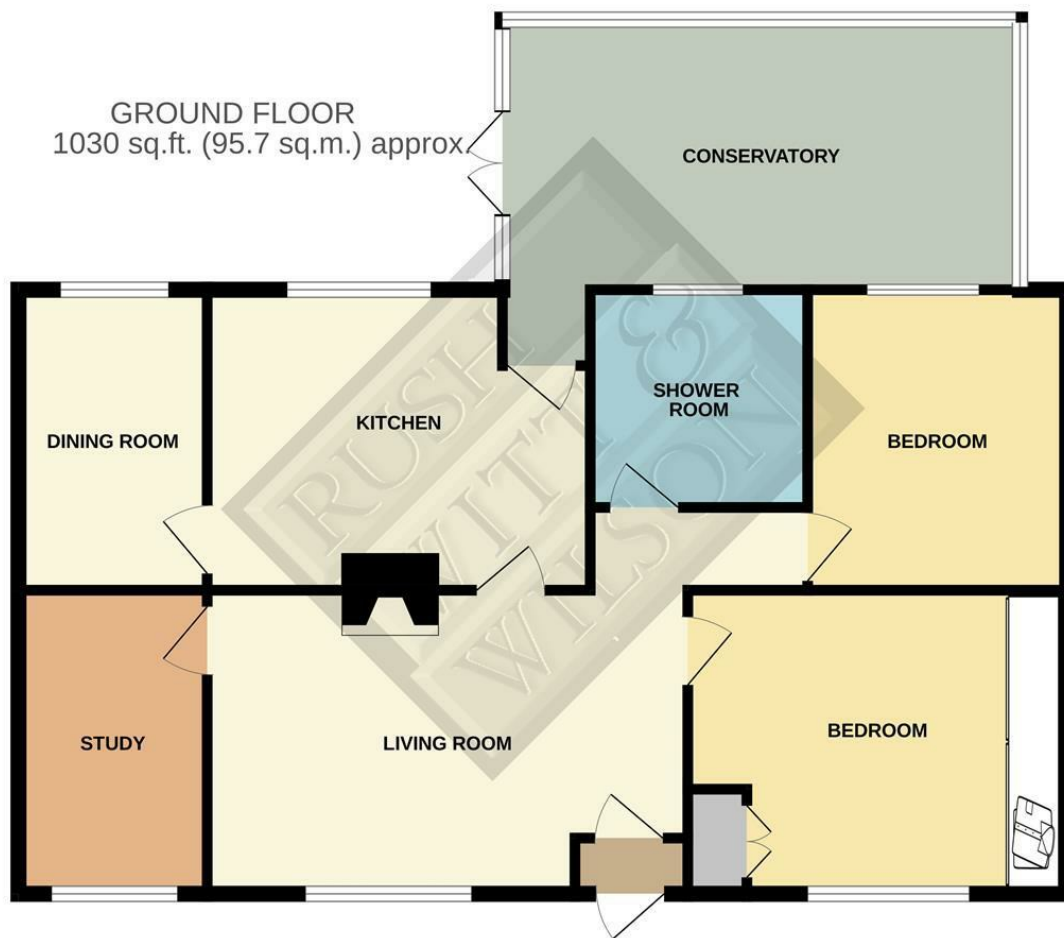








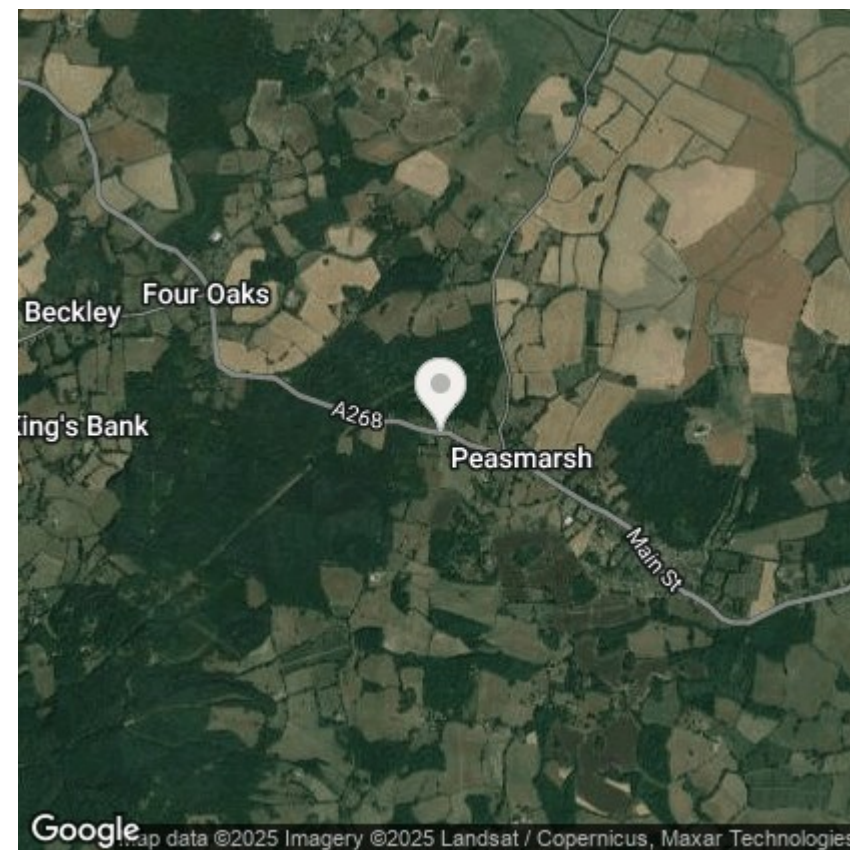




TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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