

**RUSH  
WITT &  
WILSON**



**96 New Winchelsea Road, Rye, TN31 7TB**  
**£475,000**



**Rush Witt & Wilson are delighted to offer this riverside semi-detached home set in a popular location with countryside views to the front and far-reaching views across the River Brede and nature reserve to the rear. The property also offers off-road parking and is within walking distance of Rye Town Centre.**

**From the driveway you enter the property into the hallway which provides access to the open plan living/dining room and on to the kitchen/breakfast room to the rear. The kitchen provides access to the garden and to an extended portion of the property to the side which has flexible possibilities and is currently used as a bedroom with hallway leading to a shower room.**

**Upstairs you will find the family bathroom along with bedrooms to the front & rear and a third bedroom which can also be used as an office. The rear garden has a paved patio area leading from the kitchen and extends to the lawn. To the end of the lawn is access to the river providing a spot to house personal river transport, and offers fantastic country views across the nature reserve. The property is located in the lane section of New Winchelsea Road. For further information and to arrange a viewing, please contact our Rye office on 01797 224000.**



**Locality**

The property is situated a short walk from the town centre where a range of daily amenities can be found including a supermarket, many specialist general retail stores as well as a fine selection of public houses and restaurants, there is a primary and secondary school within the town, weekly farmers and general markets, sports centre with indoor swimming pool. The railway station offers regular services to the city of Brighton and Ashford. where there are high speed connecting services to London.

**Entrance Hallway**

14'9" x 6'7" (4.50m x 2.01m)

Stairs rising to the first floor, door leading through to:

**Living/Dining Room**

24'9" x 12'0" (7.55m x 3.66m)

Window to front, gas fireplace with wooden mantel, internal glass double doors leading into:

**Kitchen/Breakfast Room**

15'1" x 13'9" (4.61m x 4.21m)

Window to rear, door leading onto garden, range of wall and base mounted units with worksurface over, space and plumbing for washing machine, space and plumbing for dishwasher, integral double oven, gas hob with extractor over, space for American style fridge/freezer, space for dining table.

**Bedroom**

13'8" x 7'3" (4.17m x 2.23m)

Window overlooking the garden and river.

**Inner Hallway**

Door leading into:

**Shower Room**

8'1" x 6'4" (2.47m x 1.95m)

Window to side, freestanding shower cubicle, low level wc, wash hand basin.

**First Floor**

**Landing**

Doors off to the following:

**Main Bedroom**

13'7" x 8'6" (4.15m x 2.60m)

Window to front, built in wardrobes.

**Bedroom Two**

12'2" x 11'5" (3.71m x 3.50m)

Window with views onto the garden and river offering stunning far reaching views across the nature reserve., built in wardrobe.

**Bedroom Three/Office**

8'7" x 7'8" (2.62m x 2.35m)

Window to front, built in storage cupboards.

**Family Bathroom**

6'2" x 5'10" (1.88m x 1.80m)

Window to rear, panel enclosed bath, low level wc, wash hand basin, heated towel rail.

**Outside**

**Front Garden**

Block paved driveway providing off road parking.

**Rear Garden**

The rear garden is a particular feature incorporating a split level terrace with three outbuildings one of which has electric and power, an area of lawn which provides access to the river and offers stunning far reaching views across the nature reserve.

**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 - D







GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.

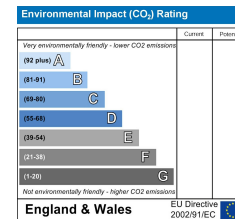
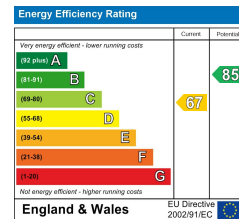


1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.

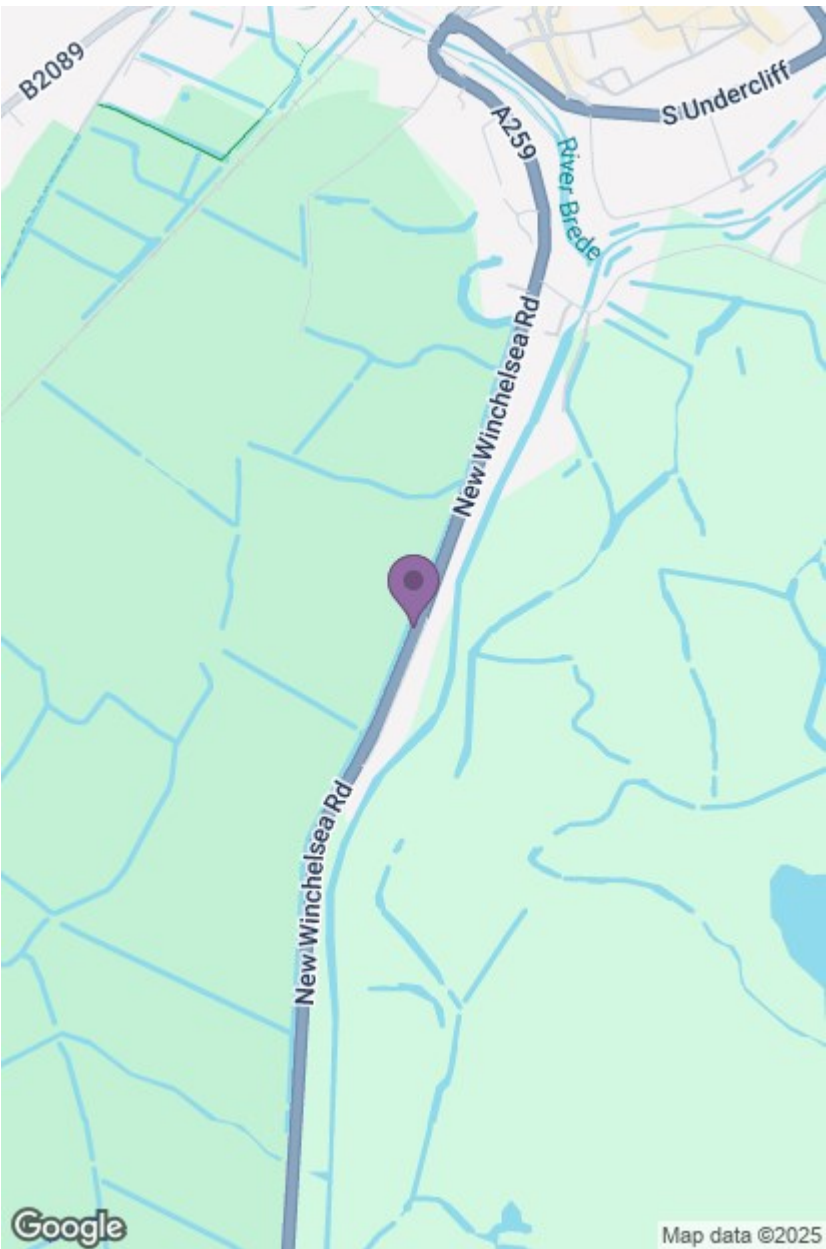


TOTAL FLOOR AREA: 1089 sq.ft. (101.1 sq.m.) approx.

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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