

**RUSH
WITT &
WILSON**



**49 New Road, Rye, East Sussex TN31 7LS
£435,000**

Rush Witt & Wilson are pleased to offer an exceptionally well presented semi detached family home, located only a short walk from the ancient town of Rye.

The spacious and versatile accommodation will appeal to a variety of buyers and is arranged over two floors comprising, sitting room with potential to be used as a ground floor bedroom, open plan living space with sitting and dining areas, a modern fully equipped kitchen with folding doors out onto the terrace and garden, ground floor shower room, useful utility cupboard. On the first floor there are three bedrooms and a family bathroom. There is off road parking to the front and the rear garden has been designed for ease of maintenance incorporating paved terrace and area of level lawn with further hard standing.

**The property is offered chain free and could be available for early occupation.
For further information and to arrange a viewing, please contact our Rye office on 01797 224000.**



Locality

The property is located towards the outskirts of Rye, yet only a short walk from a wide range of amenities that are afforded by the town, this includes a bustling High Street with a fine selection of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries.

Rye boasts the famous cobbled Citadel, working quayside, weekly farmers / general markets and a railway station which allows access to Brighton in the west and to Ashford in the East where there are connecting high speed services to London. Primary and secondary schooling is available in the town, along with a sports centre with indoor swimming pool.

The town is boarded by beautiful undulating countryside and a short drive away from Rye Harbour, there is a nature reserve with access to miles of open shingle beach, this forms part of the stunning coastline of the Rye bay, which is also home to the famous Camber Sands, also only a short drive away.

Reception Hallway

Stairs rising to the first floor, understairs storage cupboard, useful utility cupboard with space and plumbing for washing machine, doors off to the following:

Shower Room

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

Sitting Room

12'2 x 9'6 (3.71m x 2.90m)
Window to front, this could be used as ground floor bedroom.

Living / Dining Room with Kitchen

21'11" x 16'11" (6.7 x 5.17)
A light and airy space with clearly divisible seating and dining areas. Modern fitted kitchen comprising cupboard and drawer base units, upright cupboard housing boiler, further upright units housing eye level oven and a fridge/freezer, complimenting work surface with inset sink, matching wall mounted cabinets, island unit with further cupboard storage, inset ceramic hob, full width folding doors opening onto the paved terrace and garden.

First Floor

Landing

Window to side, access to loft space, doors off to the following:

Bedroom

10'11 x 10'5 (3.33m x 3.18m)
Window to rear.

Bedroom

12'2 x 9'8 (3.71m x 2.95m)
Window to front.

Bedroom

7'4 x 7'3 (2.24m x 2.21m)
Window to rear.

Bathroom

7'7 x 5'4 (2.31m x 1.63m)
Window to front, panel enclosed bath with mixer tap, suspended wash hand basin, low level wc, heated towel rail, tiled floor.

Outside

Front Garden

Hardstanding providing off road parking, a pathway that extends to the right hand side leading to:

Rear Garden

A good size garden that enjoys a southerly aspect, this has been designed for ease of maintenance with a paved terrace abutting the rear of the property, area of lawn, concrete hardstanding ideal for shed or summerhouse.

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 - C



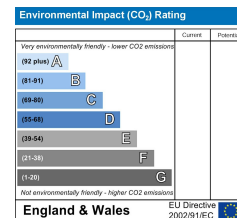
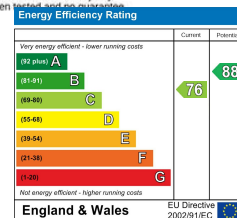
Floor plan of the first floor (approx. 58.0 sq.m.). The layout includes a large Kitchen/Dining Room at the top, a Living Room at the bottom, and an Entrance Hall on the right side. The Entrance Hall contains a staircase with an upward arrow labeled 'UP'. A Shower Room is located adjacent to the Entrance Hall. The plan also shows a front entrance and a rear entrance with a small porch area.

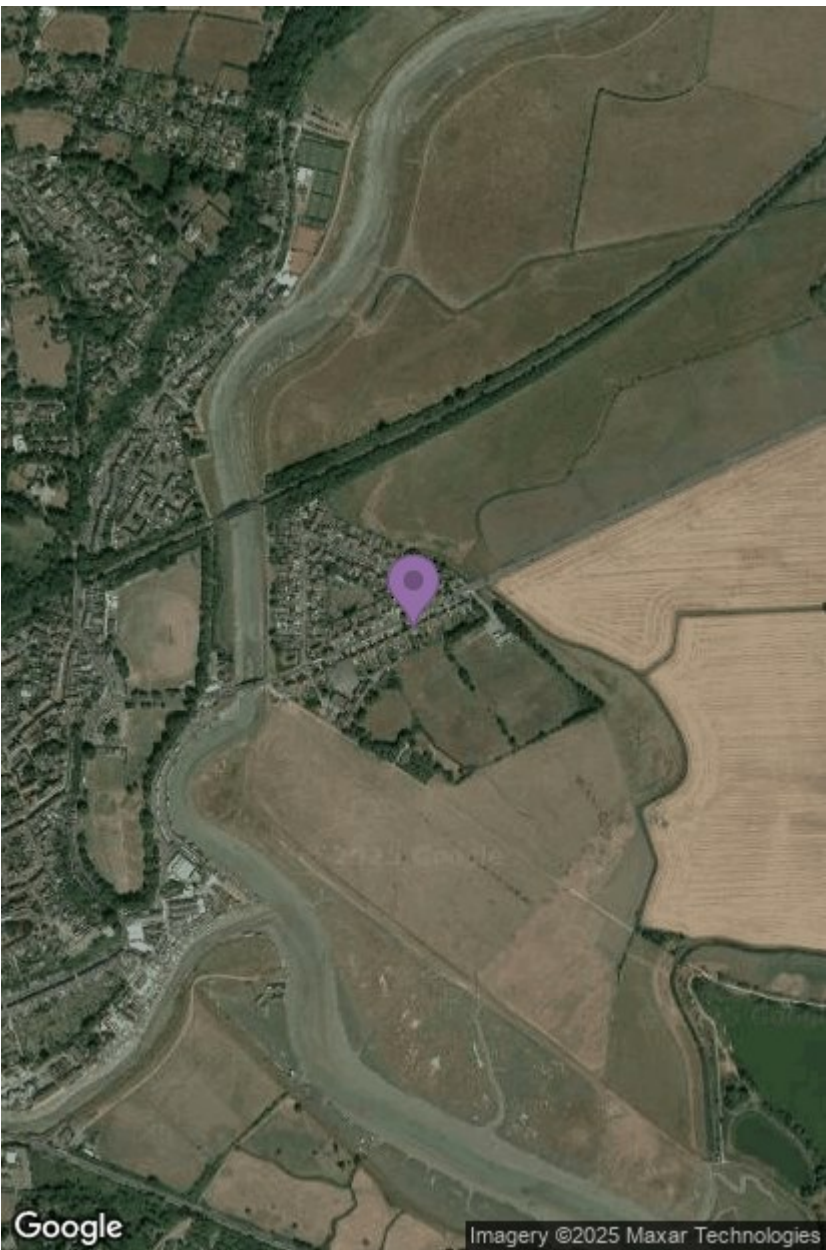
The floor plan shows a rectangular layout. On the left side, there are two bedrooms stacked vertically, both labeled 'BEDROOM'. On the right side, there is a single bedroom labeled 'BEDROOM' at the top and a bathroom labeled 'BATHROOM' at the bottom. A central landing area, labeled 'LANDING DOWN' with a downward arrow, connects the bedrooms and the bathroom. The landing has three doors leading to the bedrooms and the bathroom. A staircase is located on the right side of the landing, with an arrow pointing down.

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 is made as to their operability or efficiency can be given.

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Energy Efficiency Rating





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