

**RUSH
WITT &
WILSON**



2 Landgate Square, Rye, Sussex TN31 7LL
Price Guide £500,000

Rush Witt & Wilson are pleased to offer a charming Grade II Listed home forming part of an attractive terrace arranged around communal gardens. The character property boasts attractive painted brick rendered and tile hung elevations beneath a tiled roof with an impressive chimney stack and circular brick pots.

Arranged over three floors the spacious and versatile accommodation comprises drawing room, dining room, kitchen, four bedrooms, bathroom and cloakroom/wc. There is a private courtyard style garden to the rear.

The property is being offered chain free. For further information and to arrange a viewing, please contact our Rye office 01797 224000.



Locality

The property occupies a tucked away position just off Landgate, only a short walk from the centre of the ancient Cinque Ports Town of Rye. There is a bustling High Street offering 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 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 first floor, doors off to the following:

Drawing Room

17'10" x 11'5" (5.46m x 3.50m)
Window to the front, impressive inglenook style fireplace, exposed wall and ceiling beams.

Dining Room

13'0" x 9'4" (3.97m x 2.87m)
Two windows to the rear, wall lights, half panelled walls, connecting door leading into:

Kitchen

11'2" x 7'9" (3.42m x 2.37m)
A light and airy double aspect room with windows to the side and rear, door leading onto the courtyard, part vaulted ceiling, fitted with a range of traditional cupboard and drawer base units with matching wall mounted cabinets, display shelving, complementing worktop with inset sink, inset four burner gas hob with oven beneath and built in extractor above, space

and plumbing for washing machine, space and plumbing for dishwasher, space for fridge./freezer, tiled floor, wall mounted gas fired boiler.

First Floor

Landing

Built in cupboard, doors off to the following:

Bedroom

18'11" x 11'5" (5.77m x 3.49m)
Window to the front, ornamental fireplace, built in cupboards, wealth of exposed beams.

Bedroom

10'3" x 6'9" (3.13m x 2.07m)
Window to the rear.

Bathroom

7'4" x 6'0" (2.26m x 1.83m)
Window to the rear, a white suite comprising panel enclosed bath with shower over and shower screen, built in unit with wash hand basin, low level wc.

Second Floor

Landing

Double aspect with windows to the front and side, doors off to the following:

Bedroom

19'1" x 11'7" max (5.83m x 3.55m max)
Double aspect with windows to the front and side, built in wardrobe, wealth of exposed beams.

Bedroom

10'5" x 10'3" (3.19m x 3.13m)
Double aspect with windows to the side and rear, built in cupboard.

Cloakroom/WC

4'8" x 3'5" (1.43m x 1.05m)
Skylight to the rear, low level wc, wash hand basin.

Outside

Communal Front Garden

There is an area of communal gardens to the front.

Private Rear Garden

Private garden to the rear accessed from the kitchen offering a walled courtyard and a further area designed for ease of maintenance being predominantly gravelled with garden store and pedestrian gate to the rear.

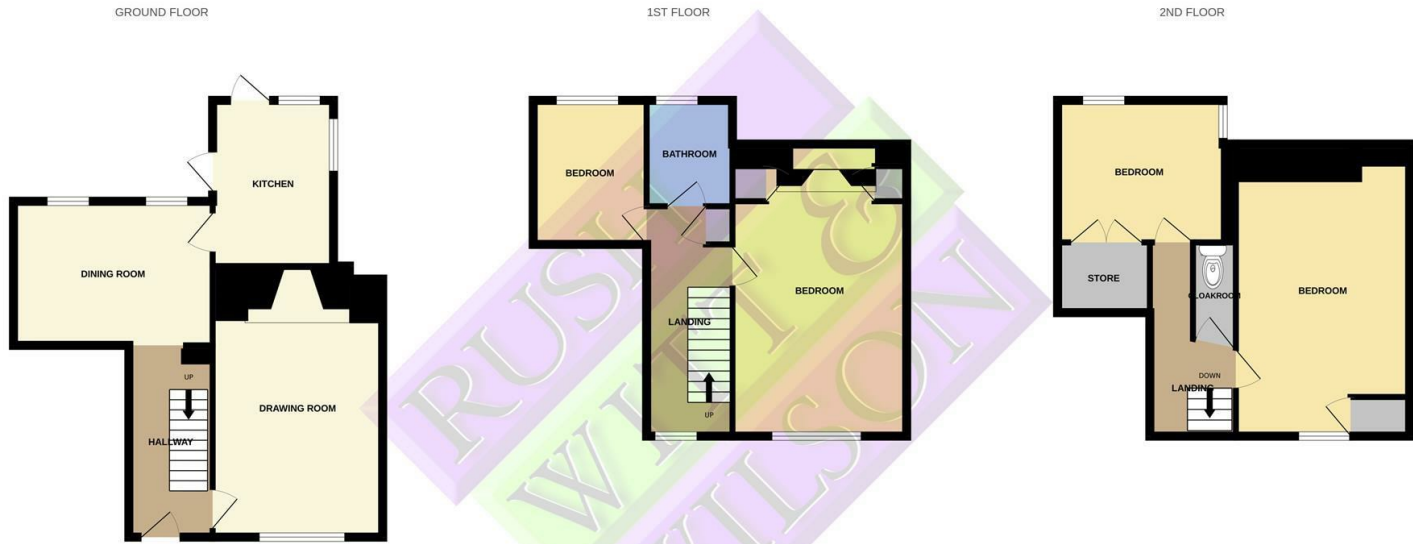
Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

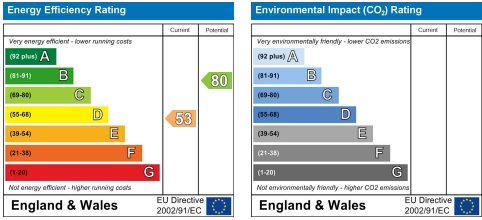
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

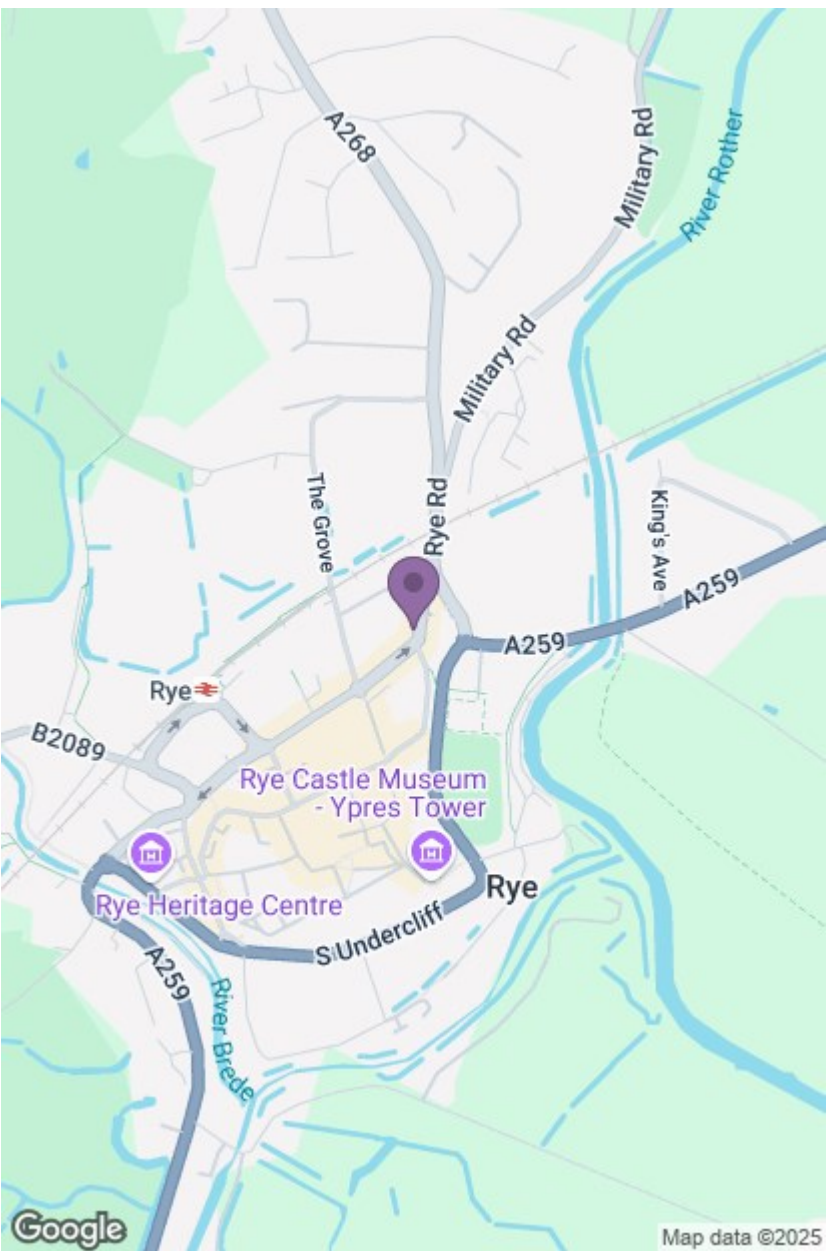
Council Tax Band - D





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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