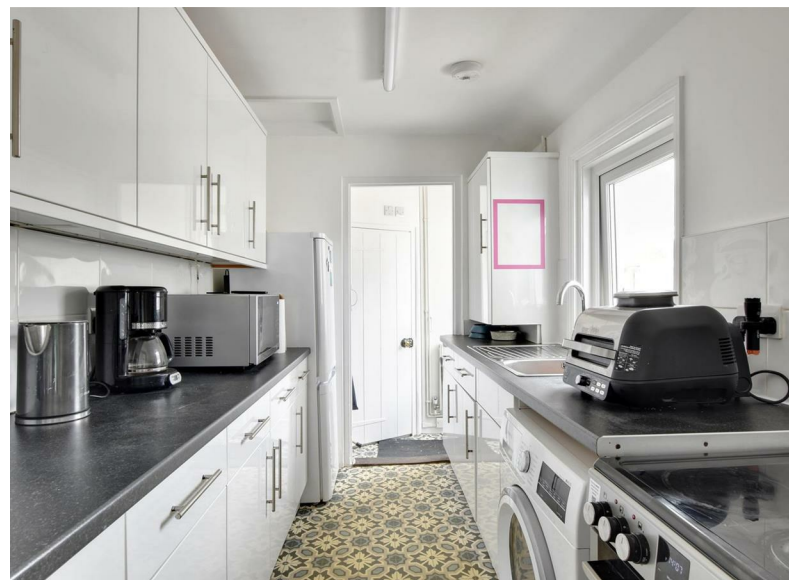


**RUSH
WITT &
WILSON**



26 Tillingham Avenue, Rye, East Sussex TN31 7BA
Guide Price £475,000

Rush Witt & Wilson are pleased to offer a charming town house in a tucked away location yet only a short walk from the town centre. The well presented accommodation is arranged over three floors and comprises living room, dining room, kitchen, ground floor shower room. Two first floor bedrooms and another shower room. Two bedrooms, one with en-suite cloakroom on the second floor. The property benefits from a good size southerly facing garden that's incorporates a large paved terrace and further area of lawn. Substantial detached outbuilding ideal garden room / storage but could be used as a home office / studio. For further information and to arrange a viewing please call our Rye Office 01797 224000 *This property is sold Chain Free*****



Locality

Situated in a tucked away location only a short walk from the town centre where a range of daily amenities will be found including a supermarket, specialist and general retail stores and a fine selection of public houses, wine bars and eateries, all contributing to the cosmopolitan feel of the town.

The property gives both feeling of town centre and countryside which makes this property unique in the very heart of Rye.

Rye also offers primary and secondary schooling, weekly market and a sports centre.

There is a railway station with regular services to Brighton and to Ashford where there are connecting, high speed services to London.

The Rye Bay is only a short drive away comprising the famous Camber Sands, beautiful shingle beach at Winchelsea and Rye Harbour where mooring and launching facilities are available.

Entrance Hallway

Stairs to first floor.

Living Room

12'10" x 9'9" (3.92 x 2.99)
Bay window to the front. Real flame gas stove.

Dining Room

12'9" x 10'7" (3.90 x 3.24)
Fireplace with inset log burner. Deep under stairs cupboard. Further built in cupboard. Window to the rear. Double sliding doors to the kitchen.

Kitchen

9'5" x 6'6" (2.89 x 1.99)
Window to the side. Fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Wall mounted boiler. Space and point for cooker, space for fridge / freezer and space / plumbing for washing machine.

Lobby

Door to courtyard / garden.

Shower Room

7'0" x 5'3" (2.14 x 1.62)
Shower cubicle, wash basin and wc. Window to the side.

First Floor Landing

Stairs rise from the Entrance Hallway. Window to the side.

Bedroom

12'9" x 10'3" (3.90 x 3.13)
Window to the front. Built in wardrobe with full height sliding doors. Ornamental fireplace.

Bedroom / Study

8'5" x 6'1" (2.57 x 1.86)
Window to the rear.

Shower Room

8'2" x 5'8" (2.51 x 1.74)
Shower cubicle, suspended wash basin and wc. Window to the rear. Heated towel rail. Generous tiling. underfloor heating.

Second Floor

Stairs rise from the first floor.

Open plan Snug / Bedroom

12'2" x 11'0" (3.73 x 3.37)
Two large skylights to the rear. Feature exposed brick wall.

Bedroom

12'3" x 8'1" (3.74 x 2.48)
Window to the front.

Ensuite Cloakroom

3'8" x 2'9" (1.13 x 0.86)
Wash basin, extractor fan and wc

Outside

A courtyard abuts the property with pedestrian gate to the side.

There is a large paved terrace with outside tap leading onto an area of level lawn with a variety of established shrubs / trees. Further gate to the rear.

30 amp electric supply suitable for outdoor cooking and entertaining.

Garden Store

15'5" x 9'5" (4.71 x 2.89)
A substantial insulated timber building with electrics providing useful storage but considered ideal as a home office / studio.

Double doors to the front. Window and personal door to the side. Light and power connected.

Agents Notes

The owner states the property has been re-wired around 2022 and plastered throughout, and there is Ethernet in the living room, main bedroom, study and bedroom with w.c.

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.

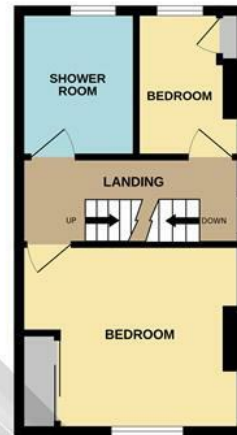
Council Tax Band D



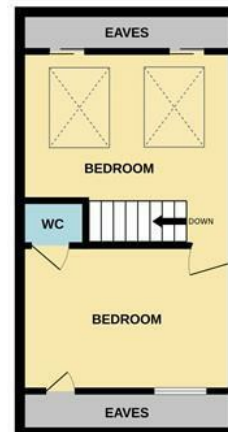
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



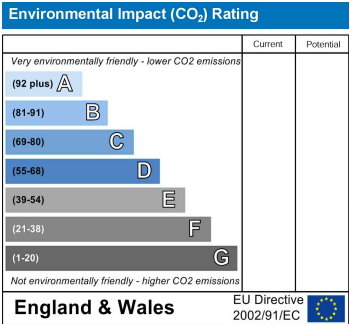
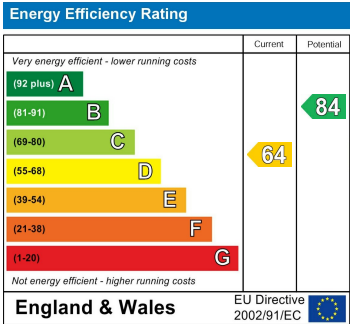
GARDEN CABIN
145 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 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.
Made with Metropix 6/2024





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Lettings & Property Management**



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