

**RUSH
WITT &
WILSON**



19 Western Barn Close, Rye, TN31 7EF
Guide Price £350,000

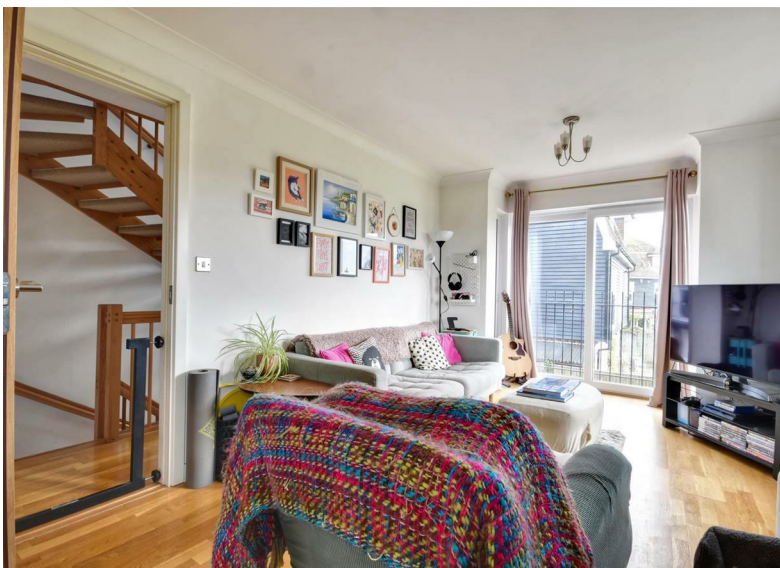
COUNTRYSIDE VIEWS, OFF-ROAD PARKING, GARAGE AND EASY ACCESS TO THE TOWN CENTRE

Rush Witt & Wilson are delighted to offer this well-presented home with countryside views set in a private gated development in Rye ideally located to experience everything Rye has to offer.

Entering the property on the ground level you will find access to the garage, separate W.C. and garden. From the hallway stairs lead from this level to the dual aspect open plan living space on the first floor with stunning views to the rear which combines the lounge to the front with Juliette balcony, dining area and modern fitted kitchen to the rear. The second floor offers two double bedrooms and bathroom.

Outside to the front is the driveway offering private parking and at the rear is a garden with paved patio area leading to the lawn & side gated access.

This property is in a wonderful location and viewings are highly recommended. Please call 01797 224000 NOW to arrange an appointment.



Locality
The property is situated within a popular gated development towards the outskirts of Rye and is readily accessible to a wide range of daily amenities afforded by the bustling town centre.

Rye offers 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 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.

Entrance Hall
20'11" x 6'7" (6.38 x 2.01)
Stairs rising to the first floor, cupboard housing washing machine and storage, doors off to the following:

Garage
18'11" x 8'2" (5.79 x 2.49)
Window and door to the rear, up and over door, personal door to reception hallway, light and power.

Cloakroom/WC
7'4" x 3'0" (2.24 x 0.93)
Window, low level wc, wash hand basin.

First Floor Landing Leading To:
Staircase leading to second floor & door leading to:

Living Room
23'8" x 9'10" (7.22 x 3.01)
Double aspect with Juliet balcony enjoying views across the adjoining fields. Open plan leading to the kitchen area.

Kitchen
9'5" x 5'10" (2.88 x 1.78)
Window to side, range of modern base & wall mounted units with complimenting worksurface, one and a half bowl sink unit with side drainer, integrated fridge/freezer, integrated dishwasher, four ring gas hob with oven beneath and extractor above.

Second Floor Landing Leading To:

Bedroom One
13'6" x 10'2" (4.14 x 3.12)
Window to side, double built in wardrobes.

Bedroom Two
9'10" x 9'10" (3.01 x 3.00)
Window to rear.

Bathroom
6'5" x 6'4" (1.97 x 1.94)
Window, panel enclosed bath with shower over, low level wc, wash hand basin, heated towel rail.

Outside

Front Garden
Block paved hardstanding providing off road parking and access to the integral garage.

Rear Garden
Paving immediately to the rear and wraps around to the side, gate leading to the front, beyond the paving is a grass lawn and to the side of the garden there is low level fencing overlooking the views.

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.

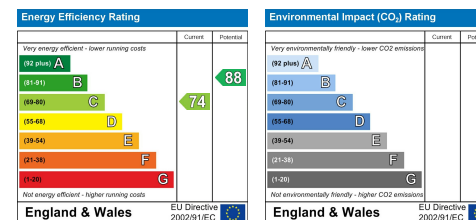
Council Tax Band – D

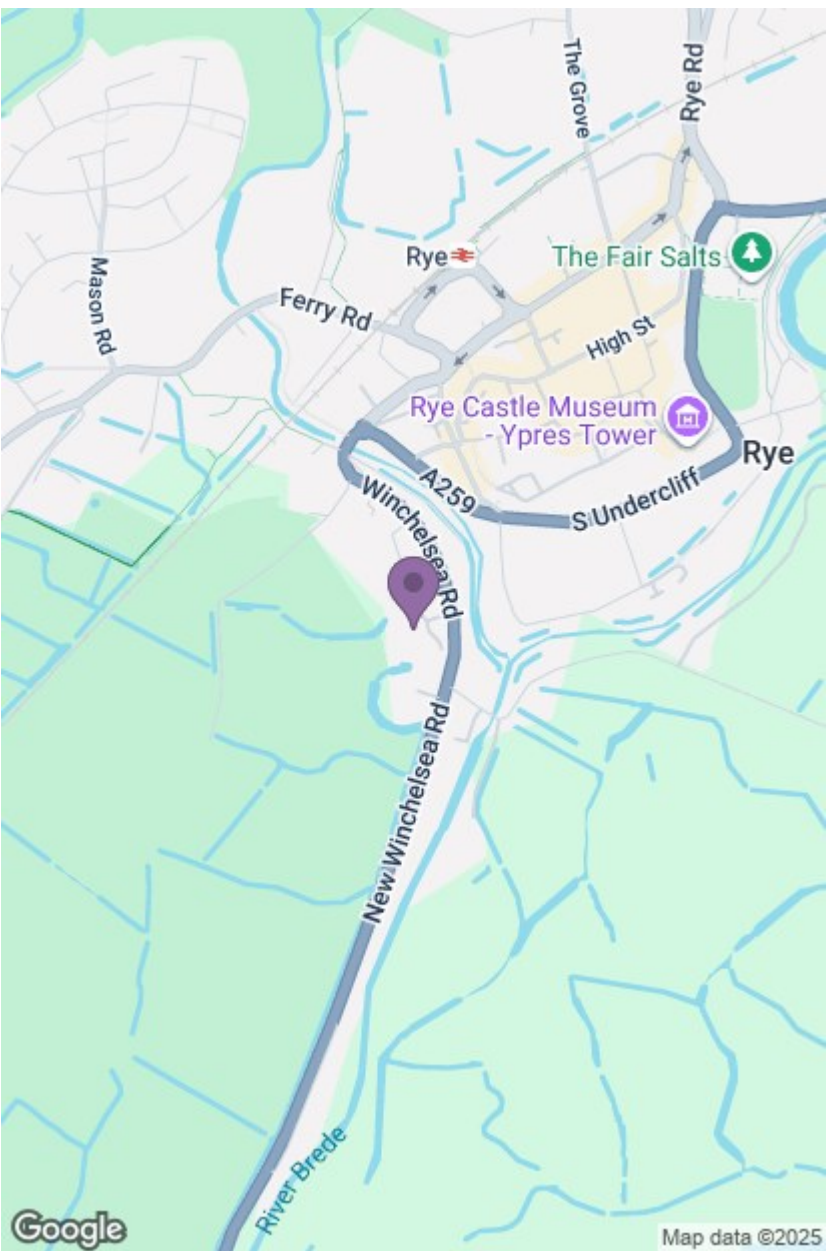




TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

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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