

**RUSH  
WITT &  
WILSON**



**10 Scotts Acre, Rye, TN31 7RQ**  
**Guide Price £325,000**



A bright and cozy living room with a wooden display cabinet filled with various items, a comfortable sofa with cushions, a large window with a view of the garden, and a television set on a wooden stand. The room is well-lit by natural light from the window and a ceiling light fixture. The walls are decorated with framed pictures and a clock. A small table and a large ottoman are also visible in the room.

A photograph of a modern kitchen interior. The kitchen features light-colored wooden cabinets, a dark countertop, and a stainless steel oven. A window above the sink provides natural light. A washing machine is integrated into the cabinetry on the left. The ceiling has a textured, metallic finish.

A photograph of a cozy living room. The ceiling is covered in a white, textured, wavy pattern and is lit by two three-bulb ceiling fixtures. The walls are a light cream color and are decorated with several framed pictures, including a large nautical-themed map, a ship's wheel, and a sailboat. A wooden display cabinet filled with various items, including a model car and a vase, stands against the back wall. To the left, a large, light-colored armchair is visible. In the center, a small white table holds a lamp. To the right, a light-colored sofa is adorned with a white blanket and several patterned pillows. A large, dark-colored ottoman with a white blanket sits in front of the sofa. In the foreground, a large, ornate globe is partially visible. The floor is covered with a light-colored rug.

**Locality**

Situated at the end of a private road, only a short walk from the famous sand dunes that form part of the stunning coastline of the Rye Bay.

There is a range of daily amenities available in the village whilst the ancient Cinque Port town of Rye is only a short drive away.

Rye boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets and railway station. There is a bustling town centre with an array of specialist, general and retail stores complemented by historic inns and restaurants, wine bars and eateries, all contributing to a very cosmopolitan atmosphere.

**Entrance Porch**

Door through to:

**Reception Hallway**

Cloaks cupboard, shelved airing cupboard housing hot water cylinder, double multi panelled glazed doors opening through to:

**Living Room**

17'4 x 11'6 (5.28m x 3.51m)

Double doors to rear, opening through to:

**Kitchen/Dining Room**

14'6 x 7'2 (4.42m x 2.18m)

Double aspect room with window to side and further window to the rear, the kitchen area is fitted with a range of traditional drawer and base mounted units with complimenting worksurfaces, inset hob with oven beneath and extractor over, inset sink with side drainer, space and plumbing for washing machine, space for fridge/freezer.

**Bedroom**

11'4 x 10'3 (3.45m x 3.12m)

Window to front.

**Bedroom**

10'3 x 7'5 (3.12m x 2.26m)

Window to front.

**Bathroom**

6'10 x 5'7 (2.08m x 1.70m)

Window to side, a white suite comprising panel enclosed bath with mixer tap, shower attachment and screen over, pedestal wash hand basin, low level, heated towel rail.

**Bedroom/Study**

11'4 x 7'10 (3.45m x 2.39m)

Window to front.

**Shower Room**

7'10 x 5'0 (2.39m x 1.52m)

Window to rear, large walk in shower, wash hand basin and low level wc, heated towel rail.

**Outside**

**Font Garden**

Hardstanding providing off road parking, potting shed, driveway providing further off road parking and access to:

**Detached Garage**

20'6 x 7'10 (6.25m x 2.39m)

Double doors to the front, personal door to rear, light and power connected.

**Rear Garden**

Level garden enjoying a southerly aspect arranged with a paved terrace adjacent to the rear of the property, further area of level lawn, shed, established beds borders and ornamental pond.

**Agents Note**

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

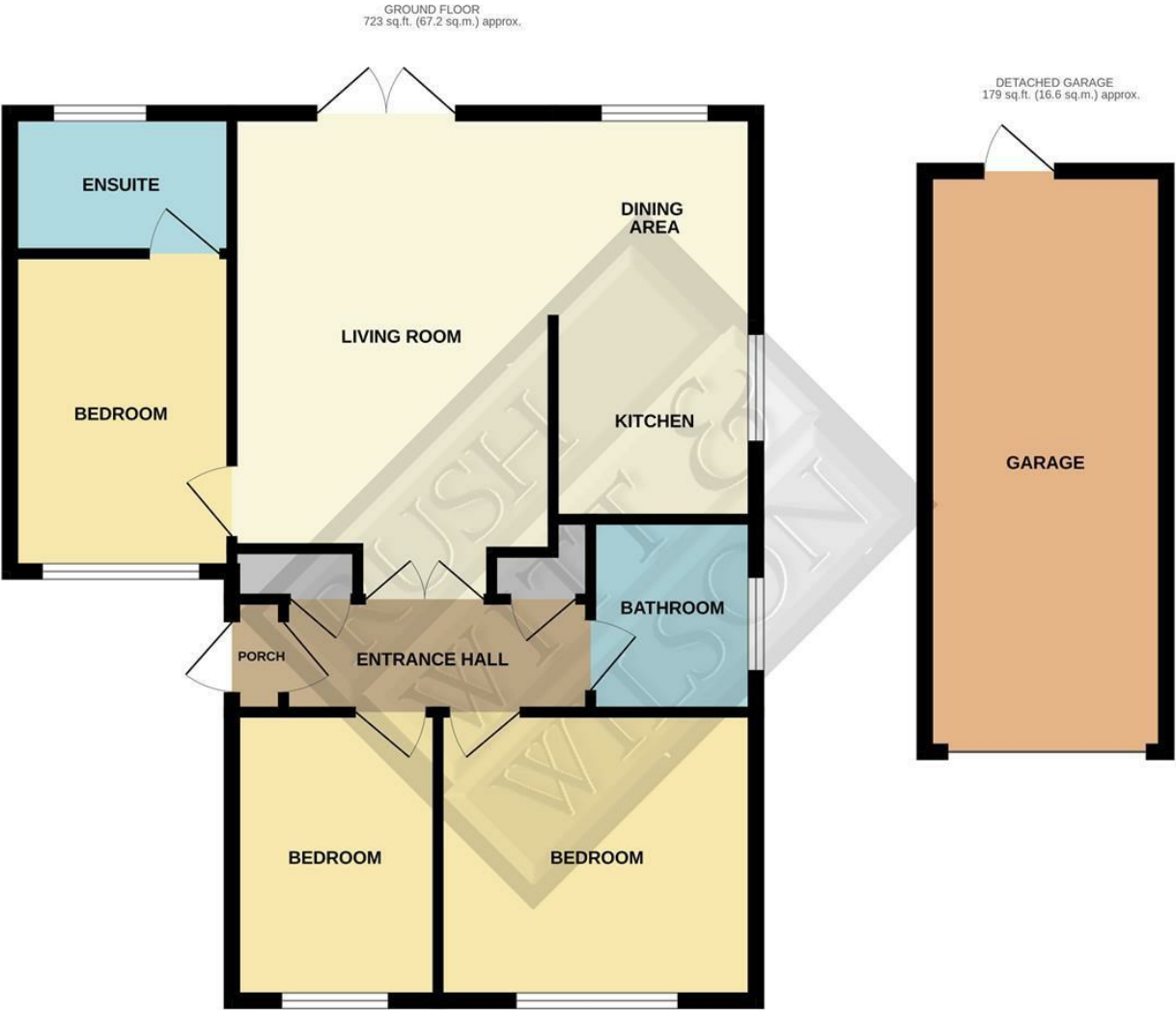
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C



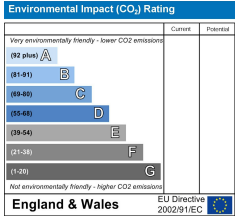
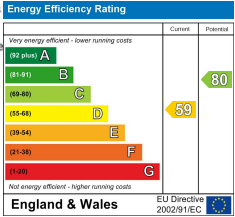






TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.

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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