

**RUSH
WITT &
WILSON**



**The Mulberry's Main Street, Rye, TN31 6SU
£325,000**

Rush Witt & Wilson are delighted to offer this well-presented three-bedroom house with parking to the rear which is set in the popular village of Peasmarch close to Rye.

The village offers a local independent supermarket, primary school, surrounding country walks, Flackley Ash hotel spa/restaurant and a selection of public houses/eateries close by.

The property comprises of a spacious living room to the front leading to the modern fitted kitchen/dining room which extends to the conservatory. Upstairs you will find the main bedroom with en-suite to the front, two further bedrooms to the rear and family bathroom.

Outside the property is a rear paved garden accessed from the conservatory with patio area leading to the astro lawn. Here you will find gated access to two allocated parking spaces.

Call 01797224000 NOW to book your appointment,



The Mullberry's is situated in the heart of the village only a short walk from the primary school and one of the public houses/restaurants, further village facilities include a supermarket with post office and coffee shop, village hall, recreational field and play area.

Rye with its bustling Town Centre is only a short drive away and provides a wide range of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries, the Town also 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.

Families will enjoy the relatively close proximity to the coast, the Rye bay being made up of famous Camber Sands and to miles of open shingle beach which extend from the cliffs at Fairlight to a nature reserve at Rye Harbour.

16'7 x 10'5 (5.05m x 3.18m)
Window to front, fireplace, door leading through to:

13'6 x 11'7 (4.11m x 3.53m)
Window into conservatory, modern base and eye level units, sink, wall mounted boiler, space and plumbing for freestanding washing machine and freestanding slimline dishwasher, freestanding

oven with built in extractor over, freestanding
fridge/freezer, large understairs storage cupboard,
double internal doors leading through to:

12'5 x 10'2 (3.78m x 3.10m)
Double doors lead onto garden.

11'9 x 10'5 (3.58m x 3.18m)
Two windows to front, space for double wardrobes,
door leading through to:

5'1 x 5'1 (1.55m x 1.55m)
Window to front, sink, toilet, walk in shower, heated
towel rail.

10'7 x 7'9 (3.23m x 2.36m)
Window to rear.

10'4 x 5'6 (3.15m x 1.68m)
Window to rear, built in wardrobes.

7'1 x 5'8 (2.16m x 1.73m)
Bath, toilet, basin, extractor fan, heated towel rail.

Front Garden

Gate leading from the path into the front garden, this has paving leading to the front door and surrounded by pebbles and hedging.

Patio, steps leading up to astro turf, timber storage shed that will remain at the property, rear gate leading to two allocated parking spaces for the property.

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.

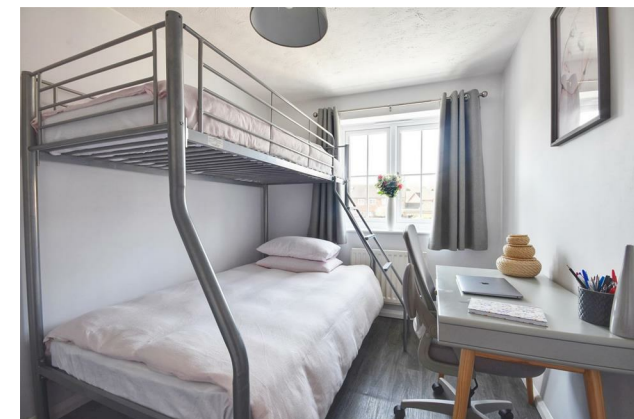
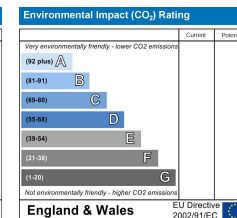
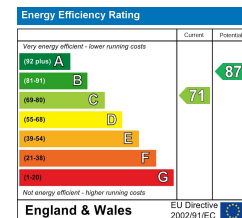
Council Tax Band – C





TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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