

**RUSH
WITT &
WILSON**



Highfields Hilltop Drive, Rye, East Sussex TN31 7HT
Guide Price £220,000

Rush Witt & Wilson are pleased to offer 6 HIGHFIELDS, a well presented one bedroom first floor apartment located a short walk from the centre of Rye.

Accommodation comprises reception hallway, living / dining room, shower room, kitchen, bedroom and a dressing room.

The property has the benefit of a roof terrace, one parking space as well as visitor parking and a communal garden.

For further information and to view please call our RYE office on 01797 224000.



Locality

The property is situated a short walk from the town centre where a range of daily amenities can be found including a supermarket, many specialist and general retail stores as well as a selection of public houses and restaurants. There is a primary and secondary school within the town, weekly farmers' and general markets and sports centre with an indoor swimming pool. The railway station offers regular services to the city of Brighton in the West and to Ashford where there are connecting services to London and Continental Europe.

Reception Hallway

Radiator, access to loft space.

Living/Dining Room

15'7 x 12'9 (4.75m x 3.89m)
Two windows to the rear, radiator, recessed ceiling spotlights.

Shower Room

7'3 x 3'6 (2.21m x 1.07m)
Large shower cubicle, pedestal wash basin, low level WC, heated towel rail, generous wall tiling.

Kitchen

9'9 x 7'7 (2.97m x 2.31m)
Window to the side, fitted with a range of Shaker style cupboard and drawer base units, integrated washing machine, upright units with integrated fridge and freezer, double eye level oven, complementing worktop with inset single drainer stainless steel sink unit with a contemporary style tap, inset hob with extractor over, recessed ceiling spotlights.

Bedroom

15'9 x 9'8 (4.80m x 2.95m)
Two windows to the front, radiator, stairs rising to:

Loft Room

9'8 max including stairwell x 7'6 (2.95m max including stairwell x 2.29m)
A useful space currently being used as a dressing room.

Outside

Private Roof Terrace

Stairs rise to the private roof terrace suitable for alfresco dining.

Communal Gardens

Shared communal gardens.

Parking

The property has an allocated parking space and there are two visitor bays

Leasehold Information

Service / Maintenance charge £85 pcm.

We are advised the sale will include a share of the freehold.

Agents Notes

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.

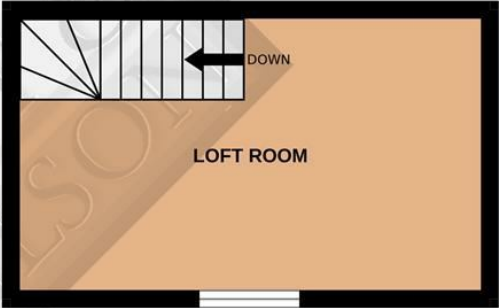
Council Tax Band - B



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

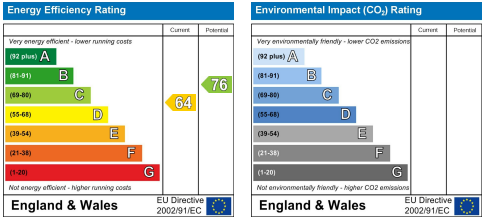


MEZZANINE
150 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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