

**RUSH  
WITT &  
WILSON**



**49 Farleys Way, Rye, East Sussex TN31 6PZ**  
**Guide Price £399,950**

**Rush Witt & Wilson are delighted to offer this well-presented detached home set in a cul-de-sac location in the popular village of Peasmarsh.**

**You enter the property into the hallway which leads to kitchen with a range of light coloured fitted units and window looking out to the front, W.C and living room to the rear providing a seating & dining area with patio doors extending out to the garden.**

**Upstairs the landing leads to the main bedroom at the front with fitted en-suite shower room, two bedrooms to the rear and family bathroom.**

**Outside the property benefits from a detached garage with off road parking to the front. The rear garden offers a paved patio area accessed from the leaving space with a lawn bordered with seasonal mature planting. You can also access the garage from the lawn.**

**The property is presented in excellent condition throughout and viewings are highly recommended. Call 01797224000 to book your appointment.**



## Locality

Farleys Way can be found in the heart of the village only a short walk from the primary school and one of the public houses/restaurants. Peasmarsh offers further facilities including a supermarket with post office and coffee shop, petrol station village hall, recreational field and Flackley Ash hotel offering dining & gym and spa area.

The ancient Cinque Ports Town of 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 the famous Camber Sands and miles of open shingle beach extending from the cliffs at Fairlight to a Nature Reserve at Rye Harbour.

## Hallway

Radiator, doors off to the following:

## Kitchen

10'7" x 7'8" (3.232 x 2.341)

Range of light coloured base & eye level units with work surface and tiled splash back, space for appliances, window to front, radiator.

## Cloakroom/WC

5'4" x 2'10" (1.649 x 0.880)

Frosted window to front, low Level wc, wash hand basin, radiator.

## Living/Dining Room

16'8" x 13'9" (5.094 x 4.213)

Window to rear, under stairs cupboard housing boiler, radiator, glazed patio doors with views and access onto the rear garden.

## First Floor

## Landing

Loft hatch and access, doors off to the following:

## Bedroom One

11'9" x 10'7" (3.605 x 3.237)

Window to front, built-in wardrobe, radiator, door leading through to:

## En-Suite Shower Room

5'4" x 5'0" (1.644 x 1.537)

Shower cubicle with wall mounted shower, low level wc, wash hand basin, radiator, window to front.

## Bedroom Two

8'8" x 8'0" (2.646 x 2.462)

Window to rear overlooking garden, built-in wardrobe, radiator.

## Bedroom Three

10'10" x 5'6" (3.324 x 1.694)

Window to rear overlooking the garden, radiator.

## Outside

## Garden

Paved patio area extending to a lawn with an array of mature seasonal planting, door access to garage.

## Garage

Detached single garage with up & over door to front and side door leading to the garden. There is off-road parking to the front of the garage.

## Agents Note

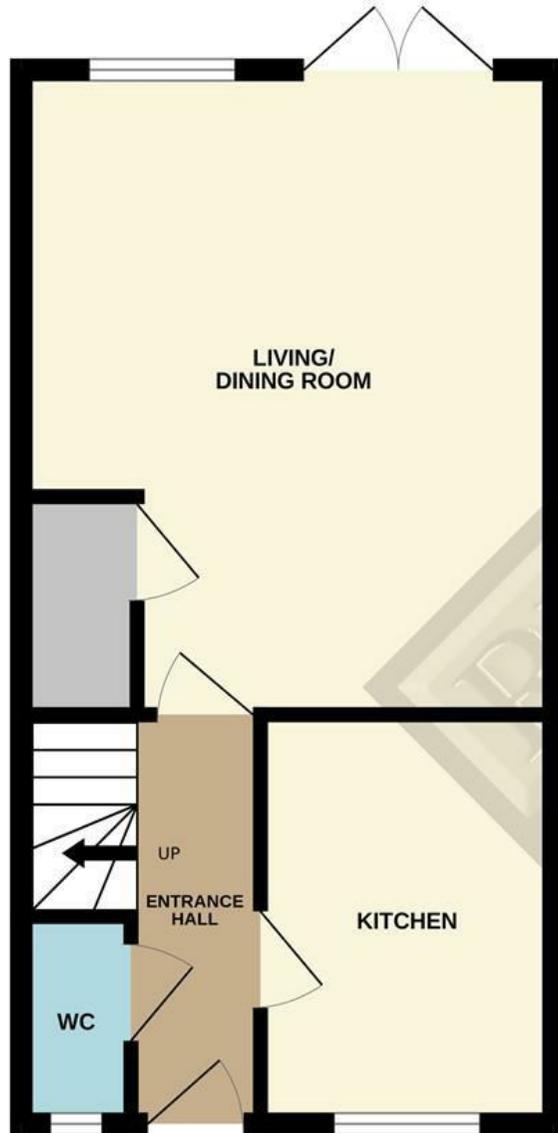
None of the services or appliances mentioned in these sale particulars have been tested.

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.

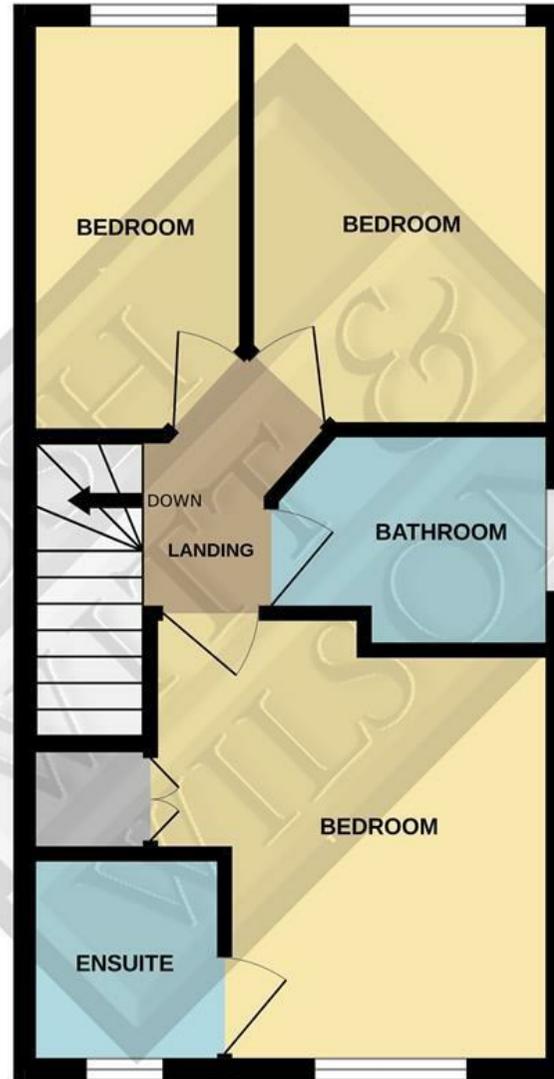
Council Tax Band - D



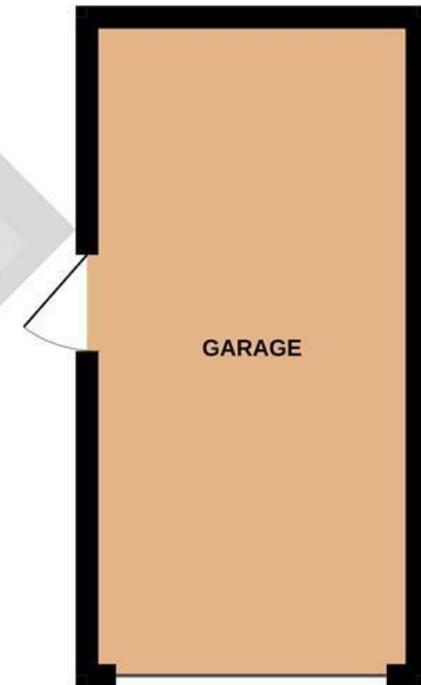
GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.

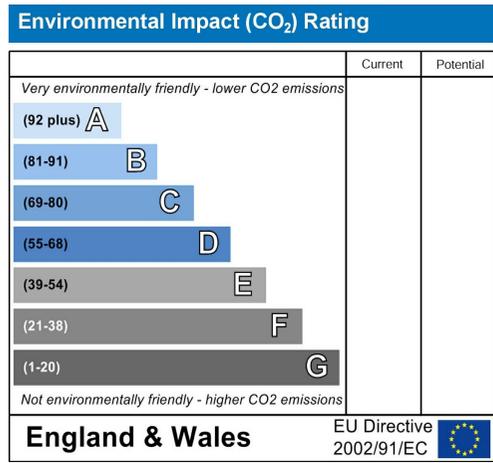
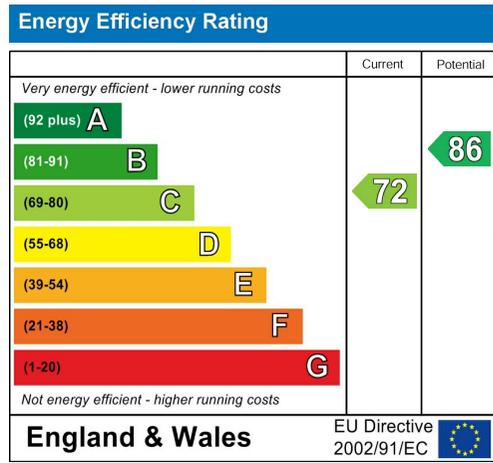
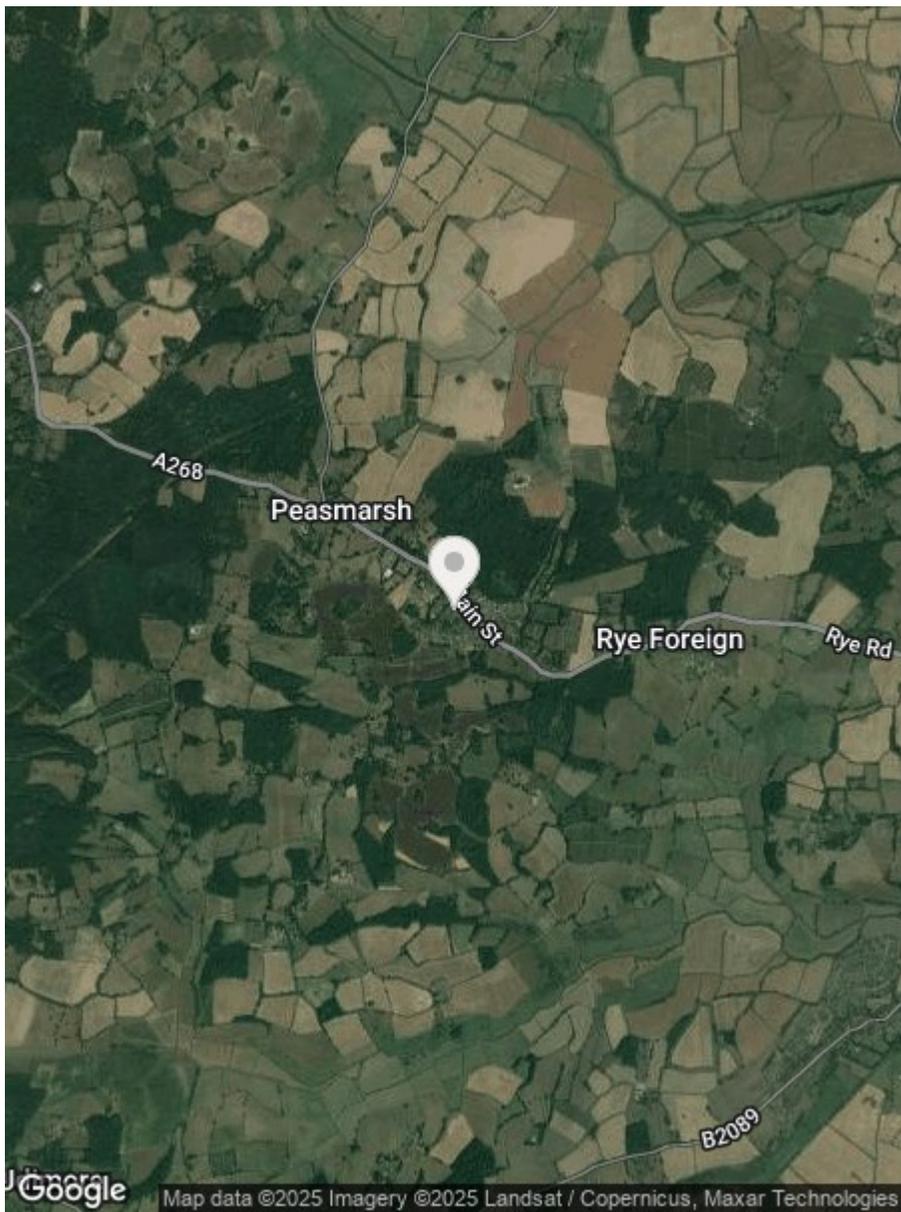


DETACHED GARAGE  
147 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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