

**RUSH
WITT &
WILSON**



Mermaid Cottage Mermaid Passage, Rye, East Sussex TN31 7ER
Guide Price £550,000

Rush Witt & Wilson are pleased to offer a charming detached period cottage.

The well presented accommodation comprises double aspect living room with direct access to the garden, dining room with access to the garden and adjoining modern kitchen, two double bedrooms on the first floor - one with an en-suite shower room and separate WC, and a family bathroom.

The garden is a particular feature being of good size and partly walled.

Planning has been granted for a two storey extension to the rear, Ref RR/2022/2983/P details on request.

This property is offered CHAIN FREE

For further information and to arrange a viewing please contact our Rye Office 01797 224000



Locality

Situated in Mermaid Passage adjacent to the famous Mermaid Inn in the heart of the citadel close to a wide range of daily amenities which include an array of specialist and general retail stores as well as historic inns, restaurants and contemporary wine bars and eateries.

The railway station is just a short walk away with regular services to Ashford where there are connecting, high speed, services to London.

Rye offers a weekly general market, cinema and sports centre with indoor swimming pool.

At nearby Rye Harbour there is a yacht club as well as mooring / launching facilities. Also a nature reserve with access to miles of shingle beach extending to Winchelsea Beach and on to the cliffs at Fairlight. This forms part of the stunning coastline of the Rye Bay, home to the famous Camber Sands beaches again only a short drive away.

Entrance Vestibule

Stairs to the first floor.

Living Room

13'10" x 9'6" (4.23m x 2.91m)
Double aspect with window to the front, double doors to the rear opening to a gravelled terrace and the garden, under stairs cupboard, further double cupboard with shelving currently housing TV.

Dining Room

11'7" x 9'6" (3.54m x 2.91m)
Double aspect with window to the front, double doors to the rear leading to the garden, under stairs storage, archway to the kitchen.

Kitchen

9'5" x 7'11" (2.89m x 2.42m)
Modern fitted kitchen with a range of wall cupboards and base units with soft close doors/drawers. Integrated Bosch appliances - induction hob, angled chimney cooker hood, eye-level oven and microwave, and fridge freezer.

Complementing solid quartz worktop with inset sink. Space and plumbing for a washing machine. Window to the front and enclosed wall mounted gas fired boiler.

First Floor Landing

Stairs rise from the entrance vestibule.

Bedroom One

13'11" x 9'4" (4.25m x 2.87m)
Double aspect with two windows to the front, further window to the rear, range of built-in bedroom furniture comprising wardrobes, chest of drawers with overhead storage and display/storage shelving.

En-Suite Shower Room

6'3" x 3'0" (1.93m x 0.92m)
Generous shower cubicle, pedestal wash hand basin and heated towel rail, wall tiling.

WC

4'6" x 3'3" (1.38m x 1m)
Wash basin and low level w.c.

Bedroom Two

11'7" x 9'4" (3.54m x 2.86m)
Double aspect window to the front and rear, built-in wardrobes and a further shelved storage cupboard.

Bathroom

9'2" max x 6'0" (2.8m max x 1.85m)
White suite comprising panelled bath with shower and screen over, pedestal wash basin and low level w.c. Heated towel rail, linen cupboard and window to the front.

Outside

Terraced area with steps rising to a level lawn with established flower/shrub beds.

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.

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Council Tax Band: E



GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.



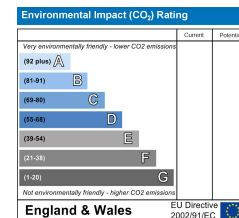
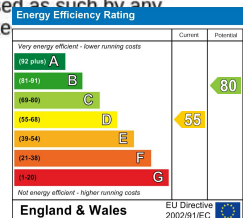
1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.

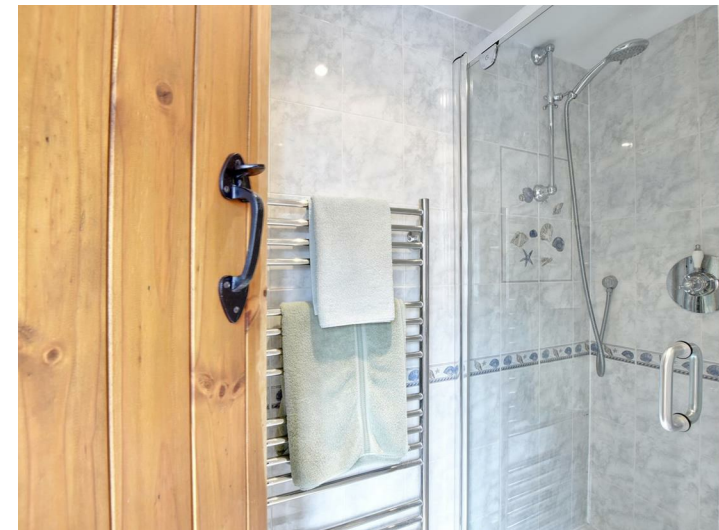
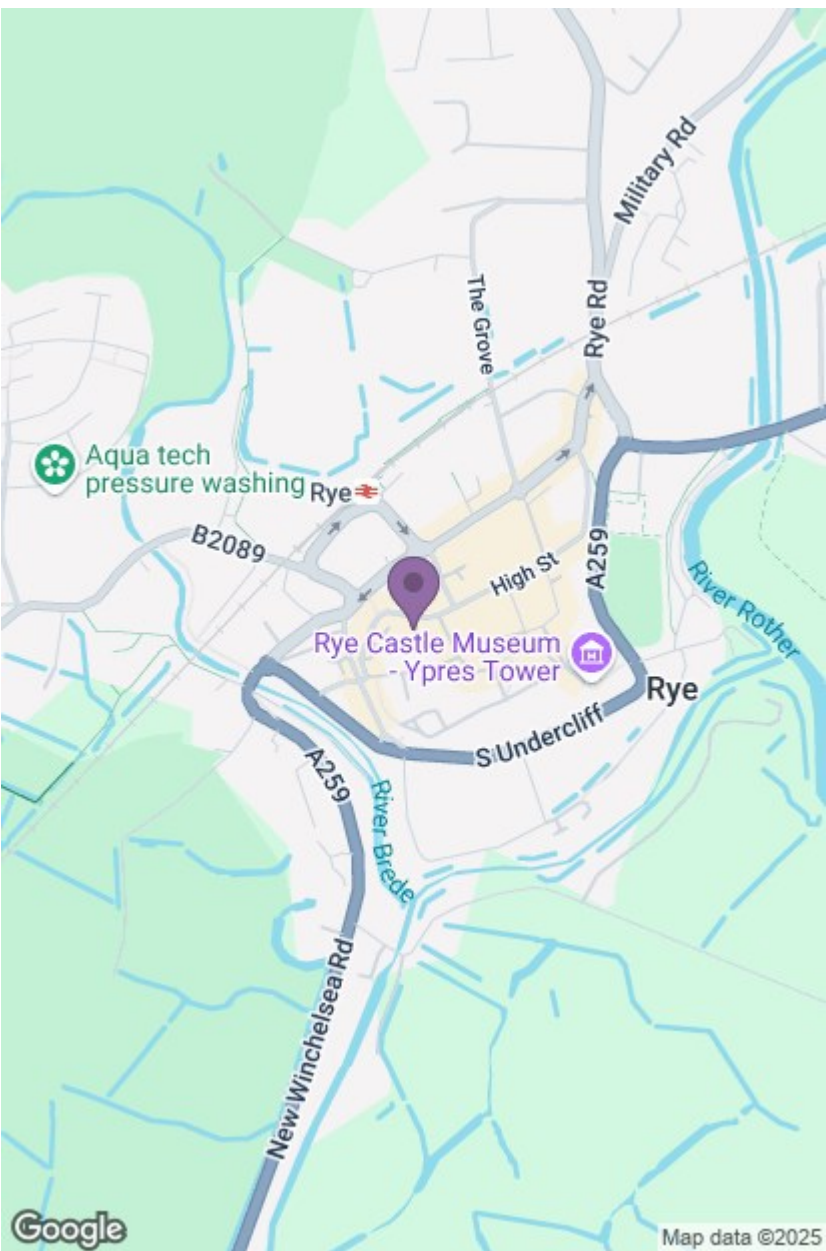


TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

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 as to their operability or efficiency can be given.

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