

**RUSH
WITT &
WILSON**



**18 Lucas Shadwell Way, Rye, East Sussex TN31 7HZ
£280,000**

Rush Witt & Wilson are pleased to offer this semi detached village home.

The well proportioned accommodation comprises of living room and kitchen/diner with access onto the garden which has side access and there is allocated parking to the front of the property.

On the first floor there are two bedrooms and a bathroom.

The property could be considered equally suitable as a main residence, second home or investment purchase.

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

Locality

The property is located within a cul-de-sac on the picturesque coastal village of Rye Harbour only a short walk from the estuary of the River Rother and the beach.

The village offers a general store, cafe, public house / restaurant, parish church, gallery and a community hall. As well as a yacht club and mooring / launching facilities.

The Rye Harbour Nature Reserve, with Visitor Centre, is a Site of Special Scientific Interest, readily accessible and gives 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.

Kitchen/Dining Room

14'4" x 11'5" (4.37m x 3.49m)

Base and eye level units, sink with window over, built-in electric oven, electric hob over with extractor fan, space and plumbing for a washing machine and space for free standing fridge/freezer. Door leads onto the garden.

Living Room

14'10" x 10'11" (4.54m x 3.33m)

Internal double doors leading through to the kitchen and these can be opened up to be an open plan space and there is a window to the front of the room and understairs storage cupboard.

First Floor Landing

Storage cupboard, access to the loft hatch and the loft is partially boarded.

Bedroom One

14'4" x 10'0" (4.39m x 3.06m)

Double windows to the front and a built-in airing cupboard.

Bedroom Two

14'3" x 9'4" (4.36m x 2.87m)

Windows to rear which overlook the garden, triple built-in wardrobes.

Bathroom

8'3" x 7'6" (2.52m x 2.31m)

This comprises a bath with shower attachment, wash hand basin, low level w.c., extractor fan.

OUTSIDE

Front Of Property

Grass lawn area surrounded by mature planting and an allocated off road parking area for up to two vehicles.

Rear Garden

Mainly laid to lawn with an area of hardstanding patio, mature plants and hedging and the garden wraps around to the side and there is a side gate.

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

