

**RUSH
WITT &
WILSON**



48 Udimore Road, Rye, East Sussex TN31 7DS
Guide Price £375,000

Rush, Witt & Wilson are pleased to offer an attached townhouse only a short, level walk from the town centre. The spacious and versatile accommodation is arranged over four floors comprising two ground floor reception rooms, lower ground floor kitchen with adjoining dining room, shower room and garden room.

On the first floor there are two bedrooms and a bathroom and a further generous double aspect bedroom on the top floor.

The rear garden enjoys a southerly aspect.

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



Locality

Located only a short walk from the town centre where a range of daily amenities will be found including a supermarket, specialist and general retail stores and a fine selection of public houses, wine bars and eateries, all contributing to the cosmopolitan feel of the town.

Rye also offers primary and secondary schooling, weekly market and a sports centre with indoor swimming pool.

There is a railway station with regular services to Brighton and to Ashford where there are connecting, high speed, services to London.

The Rye Bay is only a short drive away comprising the famous Camber Sands, beautiful shingle beach at Winchelsea and Rye Harbour where mooring and launching facilities are available.

Entrance Vestibule

With door leading to the reception hallway, stairs to first floor.

Living Room

14'9" max x 11'8" (4.5m max x 3.56m)
Bay window to the front.

Reception Room

12'4" x 12'2" (3.78m x 3.71m)
Window to the rear, stairs descending to lower ground floor.

Kitchen

14'9" x 12'4" max (4.52m x 3.77m max)
Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards. Worktop with inset sink, space and point for Range gas fired boiler.

Adjoining Dining Room

14'4" x 13'9" (4.37m x 4.2m)
Double aspect with window to the front and side. From the kitchen there is a door to a garden room.

Garden Room

9'11" x 7'1" (3.03m x 2.16m)
Double aspect with windows to the side, further window and door to the rear.

Shower Room

7'7" x 5'0" (2.33m x 1.54m)
Shower cubicle, wash basin and wc, window to the rear.

First Floor

Landing

Stairs rise from the reception hallway to the landing, window to the rear, doors off to the following:

Bedroom

12'11" x 12'5" (3.94m x 3.8m)
Two windows to the front, built-in cupboard, range of built-in wardrobes.

Bedroom

9'7" x 6'11" (2.94m x 2.12m)
Window to the side.

Bathroom

9'7" x 5'1" (2.94m x 1.57m)
White suite comprising panelled bath, pedestal wash basin, wc and bidet, window to the rear.

Second Floor

Bedroom

17'2" max x 13'9" (5.25m max x 4.21m)
Double aspect with window to the front and rear.

Outside

Front Garden

Small area of garden to the front, shared pathway to the side.

Rear Garden

Enjoying this southerly aspect being predominately lawned with established beds, timber garden store.

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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

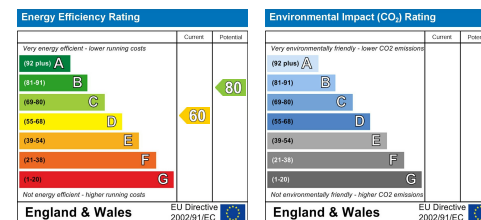
A member of staff at Rush Witt & Wilson, is a connected person to this property, as defined in Section 21 of The Estate Agents Act 1979

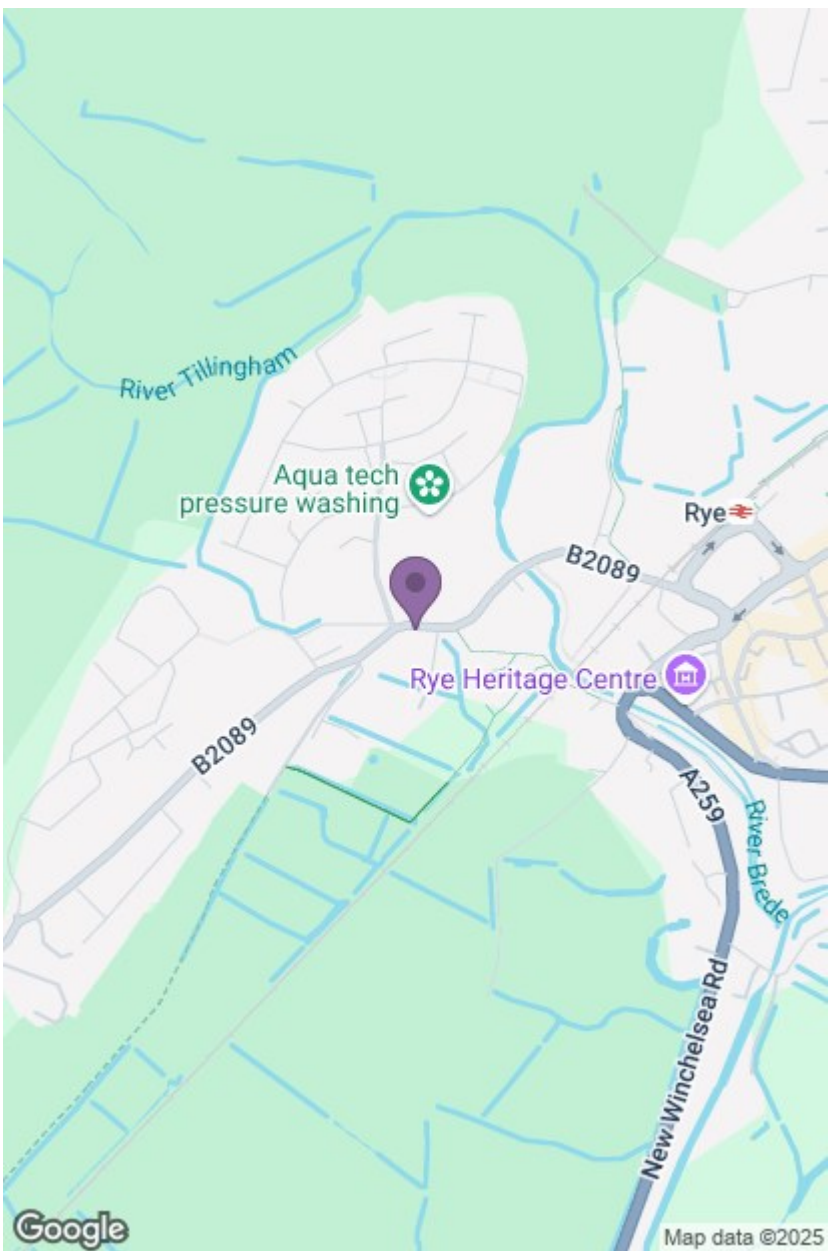




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2025





**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk