

**RUSH
WITT &
WILSON**



26 Cadborough Cliff, Rye, East Sussex TN31 7EB
Guide Price £745,000

LOCATION LOCATION LOCATION

Rush Witt & Wilson are pleased to offer a well presented detached home in a favoured location towards the outskirts of Rye.

The spacious and versatile accommodation comprising three bedrooms, one with an en-suite bathroom, FAMILY shower room, living room, open plan kitchen/dining room, utility room and conservatory. There is a garage/store, parking to the front and a good size southerly facing rear garden. The property benefits from extensive uninterrupted views over the town, farmland and beyond to the sea.

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



Locality

The property occupies an elevated position towards the outskirts of the town yet within walking distance of the centre.

Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

There is primary and secondary schooling in the town, weekly general market and a sports centre with indoor swimming pool.

A railway station offers regular services to Brighton and to Ashford where there are connecting, high speed, services to London.

Entrance Porch

Leads to:

Reception Area

Stairs to first floor, tall window over.

Cloakroom

5'8" x 3'3" (1.75m x 1m)
Window to the front, wash basin and wc.

Study

8'11" x 4'5" (2.74m x 1.36m)
Window to the side.

Living Room

16'0" x 13'7" max (4.9m x 4.16m max)
Multi panelled glazed doors from the hallway. Bay window to the rear overlooking the garden and enjoying far reaching views beyond. Fireplace with inset real flame gas fire, alcove cupboard and display shelving, further display shelving.

Kitchen/Dining Room

21'4" x 11'3" narrowing to 8'11" (6.52m x 3.44m narrowing to 2.74m)
The kitchen is extensively fitted with a range of shaker style cupboard and drawer base units with matching wall mounted

cupboards and glazed cabinets, wooden worksurface with inset sink, five burner gas hob, oven and grill, integrated dishwasher.
The dining area has windows and door leading to terrace and garden, doorway / step to:

Utility Room

10'2" x 5'9" (3.1m x 1.77m)
Space and plumbing for washing machine, worktop with inset sink, space for further appliances, door to:

Store / Garage

13'9" x 10'0" (4.21m x 3.05m)
A reduced size garage which has retained the double doors to the front. Wall mounted boiler and water tank, light and power is connected.

Bedroom

14'9" x 10'0" (4.5m x 3.05m)
A second staircase rises from the utility area, skylight to the front, roof light and picture window to the rear, stunning far reaching views.

Conservatory

12'11" x 8'9" (3.95m x 2.67m)
Double doors to the side, further door to the rear, steps to garden.

First Floor

Stairs rise from the reception area to the landing with access to loft space and shelving linen cuboard.

Bedroom

16'0" x 12'11" (4.9m x 3.96m)
Bay window to the front , built-in wardrobes.

En-Suite Bathroom

8'11" x 4'5" (2.74m x 1.36m)
Panelled bath, pedestal wash basin and WC, window to the side.

Bedroom

13'3" x 10'5" (4.06m x 3.2m)
Light and airy double aspect room with window to the front,

further window to the rear enjoying far reaching views, built-in double wardrobe.

Shower Room

7'4" x 5'8" (2.24m x 1.73m)
Shower cubicle, pedestal wash basin, WC, heated towel rail, window to the front.

OUTSIDE

Front Garden

Brick paved drive/hardstanding providing off road parking and giving access to the garage/store, mature hedging to the front boundary and a small area of lawn. Gated pathway to the left leads to the rear garden.

Rear Garden

Good sized garden enjoying a southerly aspect with extensive far reaching views over the town and countryside beyond and out to sea. It is a mature well stocked garden with a variety of shrubs and seasonal flowers, area of level lawn, terrace abutting the property. Summerhouse/studio. There is a useful walk through storage area to the side of the property.

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 – F

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

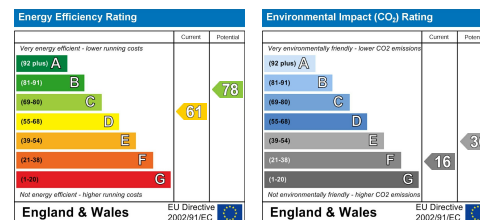
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





TOTAL FLOOR AREA: 1537 sq.ft. (142.8 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 and no guarantee as to their operability or efficiency can be given.
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