



**7 Pottery Court, Rye, East Sussex TN31 7DF**  
**Guide Price £535,000**

**Rush Witt & Wilson offers a well presented town house backing onto and enjoying views over the river Tillingham. The property forms part of a small gated riverside development that is only a short walk from the town centre. The accommodation is arranged over three floors, on the ground floor there is a reception area, cloakroom, utility room, useful storage and a tandem double garage. On the first floor there is an open plan living room with direct access to the large roof terrace, kitchen/dining room and on the second floor the main bedroom has an en-suite bathroom and access to balcony, there are two further bedrooms and a shower room. The property is considered to be equally suitable as a main residence, second home or investment purchase. The property is being offered chain free.**

**For further information or to arrange a viewing please contact our Rye Office 01797 224000.**



**Locality**

The property forms part of a small, gated development over looking the River Tillingham.

Located only a short, level walk from the town centre where a range of daily amenities will be found 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 farmers’ and general markets and a sports centre with indoor swimming pool.

The railway station offers regular services to the city of Brighton in the west and to Ashford where there are connecting high speed services to London.

The famous Camber Sands, a haven for water sports enthusiasts, is only a short drive away as is Rye Harbour where there are mooring / launching facilities and access to a nature reserve.

**Reception Area**

Door to the front, stairs to the first floor, personal door to garage and tiled flooring.

**Cloakroom/WC**

7'8 x 3' (2.34m x 0.91m)

Wash hand basin and low level wc.

**Utility Room**

8'2 x 6'11 (2.49m x 2.11m)

Work surface with inset sink, double cupboards under, space beneath for washing machine and tumble dryer, door to:

**Store Room**

15'5 max x 3'3 (4.70m max x 0.99m)

**First Floor**

**Living Room**

20'2 x 15'6 (6.15m x 4.72m)

Stairs rise from the reception area with folding doors to the rear open to large terrace enjoying views over the river Tillingham. Open plan to the kitchen/dining room.

**Kitchen/Dining Room**

15'6 x 10'10 (4.72m x 3.30m)

Dining area has window to the front and the kitchen area is extensively fitted with a range of modern cupboard and drawer base units and matching wall mounted cabinets, upright unit housing oven and grill, further unit housing the fridge/freezer, worktop with inset sink, inset hob with extractor above and pan drawers under, windows to the front, tiled floor. From the living/dining room, stairs rise to second floor.

**Second Floor**

**Landing**

Access to loft space and an airing cupboard housing the water cylinder.

**Bedroom**

11'6 x 9'3 (3.51m x 2.82m)

Built-in wardrobes with sliding doors, double doors to the rear lead onto the balcony.

**En-Suite Bathroom**

7'10 x 4'11 (2.39m x 1.50m)

White suite comprising a deep panelled bath with mixer tap and shower attachment, pedestal wash basin, WC, heated towel rail, generous tiling, window to the rear.

**Bedroom**

10'9 x 9'3 (3.28m x 2.82m)

Window to the front, built-in wardrobe with sliding doors.

**Bedroom**

10'5 x 5'11 (3.18m x 1.80m)

Window to the front.

**Shower Room**

5'10 x 5'7 (1.78m x 1.70m)

Shower Cubicle, pedestal wash hand basin and WC, heated towel rail, tiled floor, part tiled walls.

**Outside**

There is a large roof terrace accessed from the living/dining room and a balcony on the second floor accessed from the rear bedroom.

**Integral Garage**

35'1 x 8'5 (10.69m x 2.57m)

Tandem double garage with electric up and over door to the front, personal door leading into the reception area, light, power and water connected.

**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 – E

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.

There is also a covenanted payment to cover gardening/cleaning of the communal areas, lighting and maintaining the electric gates and this is divided between the 10 units, details on request.



GROUND FLOOR  
622 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

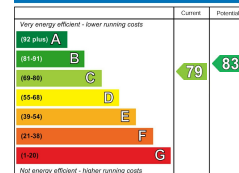
2ND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

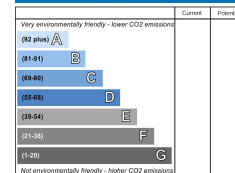
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

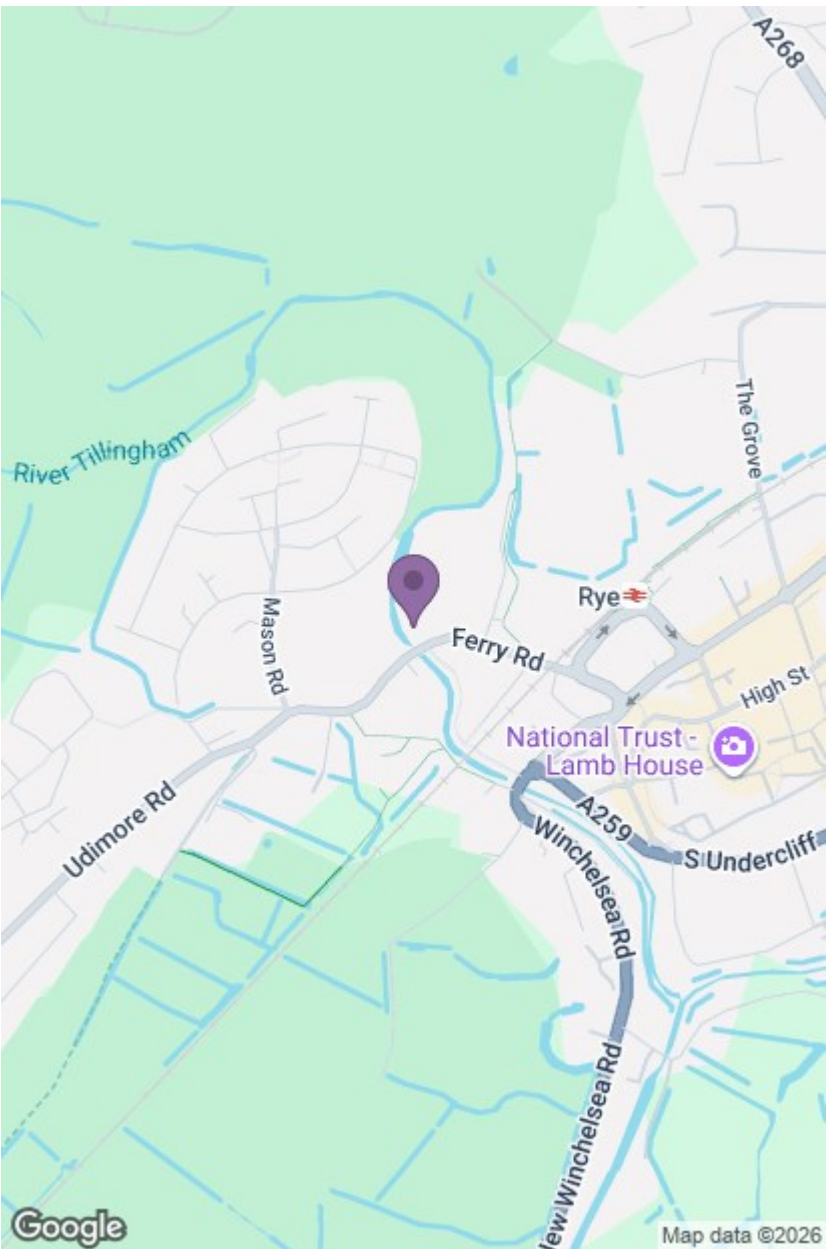


England & Wales  
EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales  
EU Directive 2002/91/EC



**RUSH  
WITT &  
WILSON**

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