

**RUSH
WITT &
WILSON**



61 North Salts, Rye, East Sussex TN31 7NU
Guide Price £350,000 Freehold

Rush Witt & Wilson are pleased to offer a well presented Georgian style home, situated on the edge of Rye Town centre within a popular cul-de-sac.

The property offers an open plan living/dining room leading to a light, kitchen with access onto the garden. On the first floor there are three bedrooms and a family bathroom.

Externally to the front there is an area of lawn with planting and to the rear the garden comprises a mixture of patio and grass area with mature planting and hedged borders. There is a side gate with access to garage en bloc.

North Salts is set back off of Military Road and is within walking distance of the bespoke shops, eateries, galleries and train station within Rye Town centre.



Locality
Rye offers a wide range of daily amenities including a supermarket and an array of specialist and general retail stores as well as historic interests, restaurants, pubs and a cinema. Primary and Secondary schooling are available and there is also a sports centre with an indoor pool.

The property forms part of a popular residential development towards the outskirts of the ancient Cinque Ports town of Rye and is considered to be within reasonable walking distance of the town centre and railway station giving access to Brighton and Ashford where there are connecting high speed services to London.

Entrance Hallway
6'2 x 6' (1.88m x 1.83m)
Stairs ahead of you rise to the first floor.

Living/Dining Room
25'7 x 11'4 widening to 14'2 (7.80m x 3.45m widening to 4.32m)
Double aspect room, chimney with an electric fireplace, leads through to:

Kitchen
10'7 x 8'2 (3.23m x 2.49m)
Door leads to the garden and there are modern base and eye level units, sink with a window overlooking the garden and a wall mounted gas boiler. Within the units there is a built-in oven with a gas hob over and extractor fan, space for free standing washing machine and fridge freezer, under stairs storage area.

First Floor

Landing

Bathroom
7'6 x 6'1 (2.29m x 1.85m)
Bath with a showerhead contraption, basin, toilet, storage cupboard, heated towel rail and a window overlooking the garden.

Bedroom
12'3 x 11'1 (3.73m x 3.38m)
Window to front.

Bedroom
9'10 x 9'5 (3.00m x 2.87m)
Window to rear.

Bedroom
9'1 x 5'11 (2.77m x 1.80m)
Window to front.

Outside

Front Garden
Mostly laid to lawn and also side access round to the rear garden.

Rear Garden
Paved area leads to lawn garden with mature planting and hedge boarders. There is a side gate with access to the garage which is en-bloc and the garage is fifth in on the left.

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.



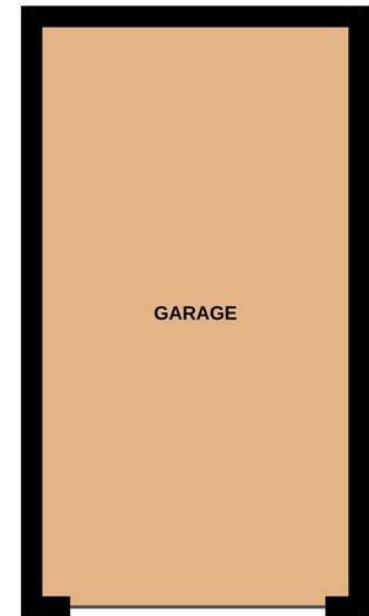
GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.

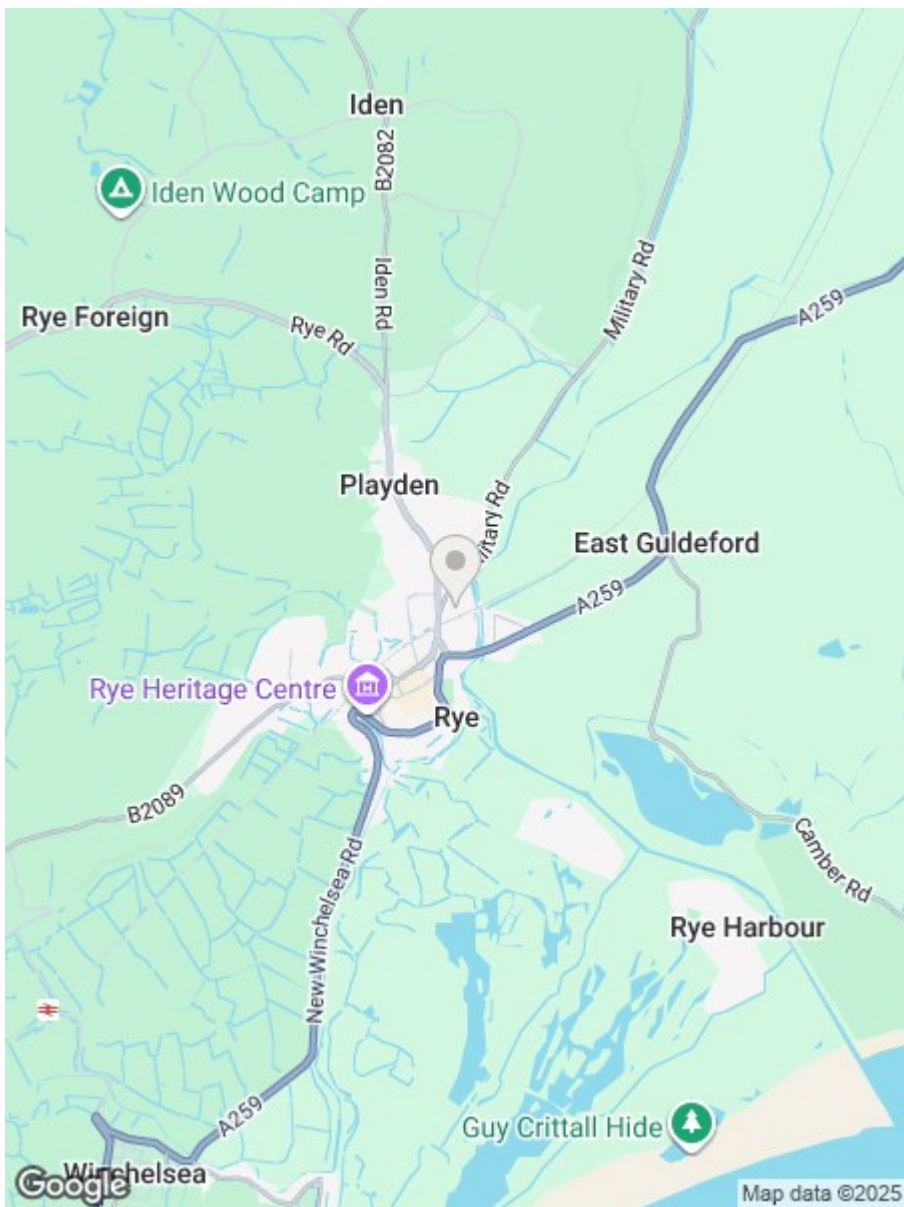


GARAGE EN-BLOC
148 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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	EU Directive 2002/91/EC

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