

**RUSH
WITT &
WILSON**



153 Pottingfield Road, Rye, East Sussex TN31 7BW
Guide Price £280,000

FAMILY HOME WITH LARGE GARDEN AND VIEWS

Rush Witt & Wilson are pleased to offer a mid terrace on the outskirts of Rye.

The well proportioned accommodation comprises an open plan living/dining room with windows to the front and rear, adjoining kitchen. On the first floor there are three bedrooms a bathroom and separate wc.

There is an area of garden to the front with potential to create off road parking (subject to obtaining any necessary consents), a generous rear garden backing onto fields enjoying far reaching rural views. There is an opportunity to enhance by undertaking modernisation improvement works and this has been reflected in the competitive asking price.

The property is offered chain free and for further information or to arrange a viewing please contact our Rye office 01797 224000.



Locality

Situated on the edge of the ancient Cinque Port Town of Rye on the south coast. The town centre and railway station within walking distance and offers services to Brighton in the west and Ashford where there are connecting, high speed, services on to London.

Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool. The town also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Entrance Hall

Living Room

15' x 12' (4.57m x 3.66m)
Window to the front, understairs storage.

Dining Area

12'1 x 7'7 (3.68m x 2.31m)
Window to the rear.

Kitchen

7'4 x 7'3 (2.24m x 2.21m)
Window and door to the rear, worktop with inset sink, cupboard under and space and plumbing beneath for washing machine, space and point for cooker and further cupboard and drawer unit and breakfast bar, wall mounted cabinets.

First Floor

Landing

Stairs rise from the entrance hall, doors off to the following:

Bedroom

11'1 x 10'11 (3.38m x 3.33m)
Window to the rear.

Bedroom

13' x 10'2 (3.96m x 3.10m)
Window to the front, built-in shelved cupboard.

Bedroom

10' x 6'9 max (3.05m x 2.06m max)
Window to the front.

Bathroom

5'4 x 4'10 (1.63m x 1.47m)
Bath, wash basin, window to the rear.

Separate WC

5'4 x 2'7 (1.63m x 0.79m)
Wc, window to the rear.

Outside

Front of Property

Path leads to the front door, area of level lawn with potential to create off road parking (subject to any necessary permissions being obtained). There is side access to the rear garden.

Rear Garden

This is of good size, level and predominantly lawned with a decked terrace and bar, ideal for alfresco entertaining. Views are enjoyed over farmland behind.

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

A property may be subject to restrictive covenants and a

copy of the title documents are available for inspection.

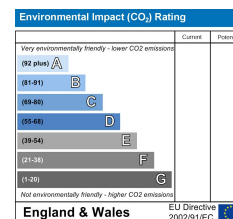
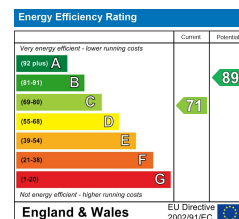
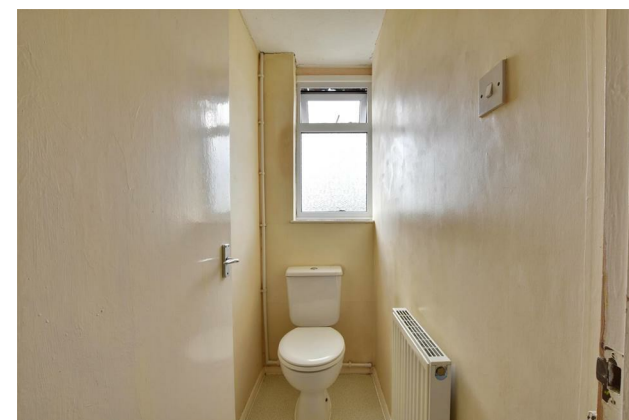
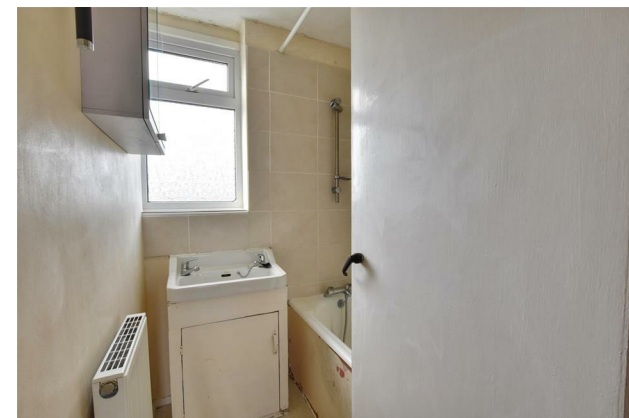
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

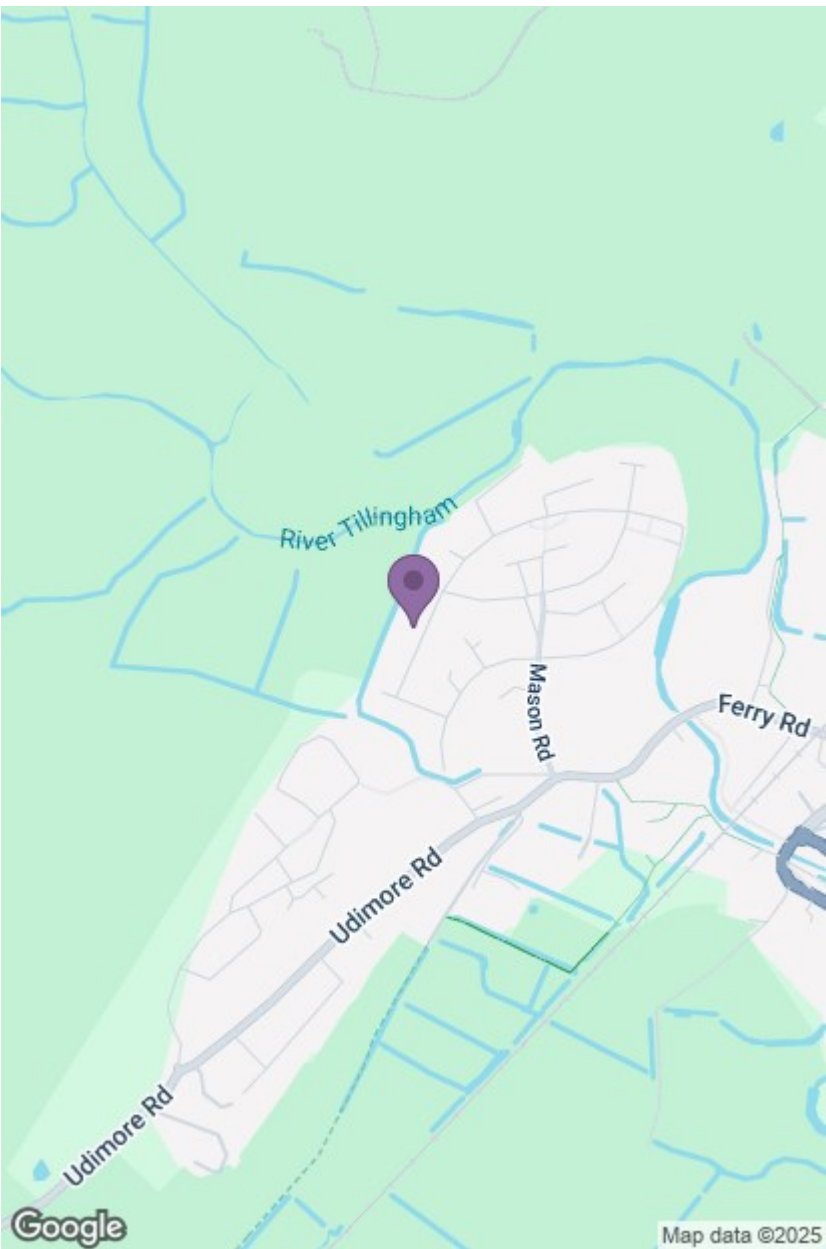




TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

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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