

**RUSH
WITT &
WILSON**



87 Winchelsea Road, Rye, Sussex TN31 7EL
Guide Price £385,000 Freehold

SPACIOUS AND VERSATILE HOME, OF APPROX 128 m² / 1,378 sq ft, CLOSE TO AMENITIES.

Rush Witt & Wilson are pleased to offer an attached character home conveniently located only a short walk from the town centre, the spacious and versatile accommodation will appeal to a variety of buyers and is arranged over several floors comprising three bedrooms, two reception rooms, a further studio/former shop, bathroom, shower room and kitchen. There is a low maintenance garden to the side and rear enjoying a southerly aspect.

For further information or to arrange a viewing please contact our Rye office on 01797 224000.



Locality

The property is located on Winchelsea Road on the western side of the ancient Cinque Port town of Rye on the South Coast, convenient for the town centre with the railway station also within walking distance.

The town 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. Rye 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.

Studio Room

15'4 x 9'4 (4.67m x 2.84m)
Windows and door to the front, range of built-in full height cupboards, worktop/bar, door to:

Living Room

13'8 x 10'6 (4.17m x 3.20m)
Glazed panelled door to the side, ornamental fireplace with exposed brick chimney breast over, shelved alcove, attractive wall panelling, doorway to kitchen, understairs storage, stairs to first floor.

Kitchen

13'7 x 7'9 (4.14m x 2.36m)
Extensively fitted with a range of modern cupboard and drawer base units with matching wall mounted cabinets with complimenting wooden worktop with inset sink, space and point for Range, integrated fridge, integrated dishwasher, window to the rear, feature exposed brick fireplace and chimney breast.

First Floor

Landing

Doors off to the following:

Bedroom

13'9 x 10'9 (4.19m x 3.28m)
Built-in wardrobe, window to the front.

Shower Room

9'3 x 6'11 (2.82m x 2.11m)
Shower cubicle, pedestal wash basin, wc, window to the rear, heated towel rail.

Utility Room

6'9 x 4'3 (2.06m x 1.30m)
Window to the rear, space and plumbing for washing machine, shelved area, hot water cylinder.

Second Floor

Bedroom

15'10 max x 13'11 (4.83m max x 4.24m)
Window to the front, views towards the town are enjoyed.

Lower Ground Floor Annexe

Living Room

15'1"x 10'7 (4.60mx 3.23m)
Light and airy double aspect room, window and door to the side, further window to the rear, range of built-in cupboards.

Lobby

With further door to the side and steps descend to:

Bathroom

10'5 x 8'7 (3.18m x 2.62m)
Free standing double ended bath with mixer tap, pedestal wash basin, wc, heated towel rail, window to the rear, access to a boiler room with a boiler and water cylinder.

Landing

Bedroom

15'3 x 7'9 max. (4.65m x 2.36m max.)
Window to the side.

Outside

Front of Property

Pedestrian access to the side leads to an enclosed courtyard area and this continues to the rear of the property.

Rear Garden

Level area of garden currently arranged with artificial turf and a decked terrace, enjoying a southerly aspect.

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

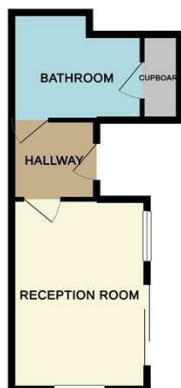
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

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

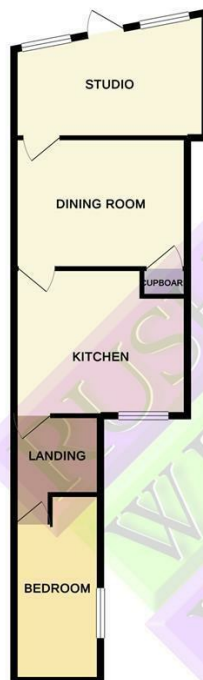




GROUND FLOOR



1ST FLOOR



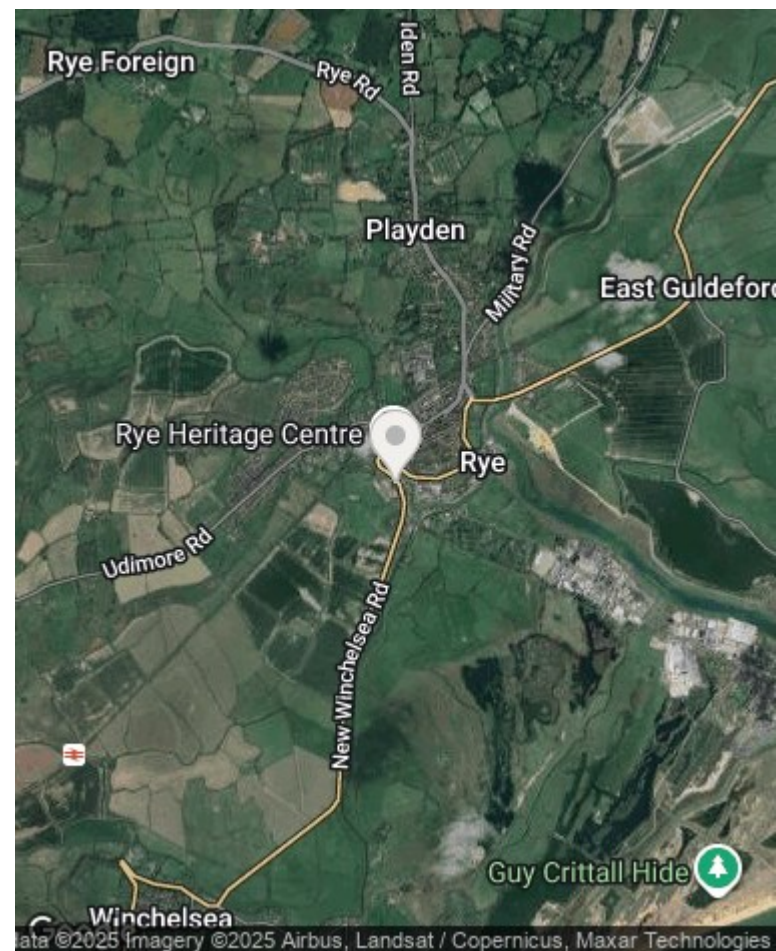
2ND FLOOR



3RD FLOOR



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

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

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Lettings & Property Management**



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