

**RUSH
WITT &
WILSON**



5 Seaview Terrace East Street, Rye, East Sussex TN31 7JZ
Guide Price £450,000

Rush Witt & Wilson are pleased to offer a substantial townhouse centrally located and readily accessible to a wide range of amenities. The well proportioned accommodation is arranged over four levels, to the ground floor there is an open plan kitchen/living room and to the first floor a generous double bedroom and bathroom. To the lower ground floor, a further double bedroom and another bathroom and to the garden floor, a bedroom that could be used reception room having direct access onto the garden.

The property will appeal to a variety of buyers and is being offered CHAIN FREE.

For further information and to arrange a viewing, please contact our Rye office 01797 224440.



Locality

Situated in the heart of the citadel only moments from a wide range of amenities as afforded by the bustling town centre. The High Street boasting an array of specialist and general retail stores, complimented by coffee shops and galleries.

There are many historic Inns and Restaurants as well as contemporary wine bars and eateries.

There are weekly general and farmers’ markets, Sports Centre with indoor swimming pool and railway station with regular services to the city of Brighton in the west and to Ashford where there are connecting high speed services to London.

Beautiful undulating countryside borders the town whilst a short drive away at Rye Harbour there is access to a nature reserve and miles of open shingle beach which forms part of the picturesque coastline of the Rye Bay.

Entrance Vestibule

Glazed panelled door to the front elevation, stairs descending to the lower ground floor, connecting doorway through to:

Kitchen

7’10 x 11’7 (2.39m x 3.53m)
Window to the front, fitted with a range of cupboard and drawer base units with matching wall mounted glazed cabinets, complimenting worktop surfaces with inset four burner gas hob, oven beneath and extractor fan above, inset sink with side drainer, open plan to:

Living Room

14’1 x 12’1 (4.29m x 3.68m)
Bay window to the rear elevation which extensive views are enjoyed over the town, river and countryside beyond, feature fireplace with a painted wood surround and tile inset, stairs rising to:

First Floor

Landing

Window to the front, access to loft space, doors off to the following:

Bedroom

11’3 x 11’10 (3.43m x 3.61m)
Two windows to the rear elevation enjoying far reaching river and rural views, fireplace with painted wood surround, cast iron inset tiled heart, built in cupboards.

Bathroom

11’5 x 7’6 (3.48m x 2.29m)
Fitted with a white suite comprising low level wc, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, window to the front elevation.

Lower Ground Floor

Landing

Deep storage cupboard, stairs descending to garden floor, doors off to the following:

Bedroom

13’11 x 11’11 (4.24m x 3.63m)
Bay window to the rear elevation, built in window seat, door leading onto balcony, feature fireplace, alcove shelving, opening to:

Dressing Area/Study Space

6’8 x 4’6 (2.03m x 1.37m)

Bathroom

6’8 x 5’8 (2.03m x 1.73m)
Low level wc, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, shelved cupboard, window to the front elevation with skylight.

Garden Floor

Bedroom/Reception Room

11’7 x 11’1 (3.53m x 3.38m)
Window to the rear elevation, door with access onto a split levelled decked terrace, built in cupboard.

Outside

Rear Garden

Accessed from the garden floor bedroom/reception room, split level decked terrace leading onto a small area of lawned garden with established trees/ shrubs.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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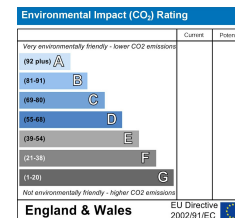
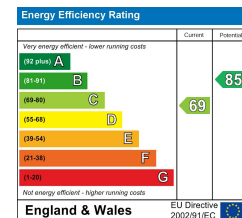
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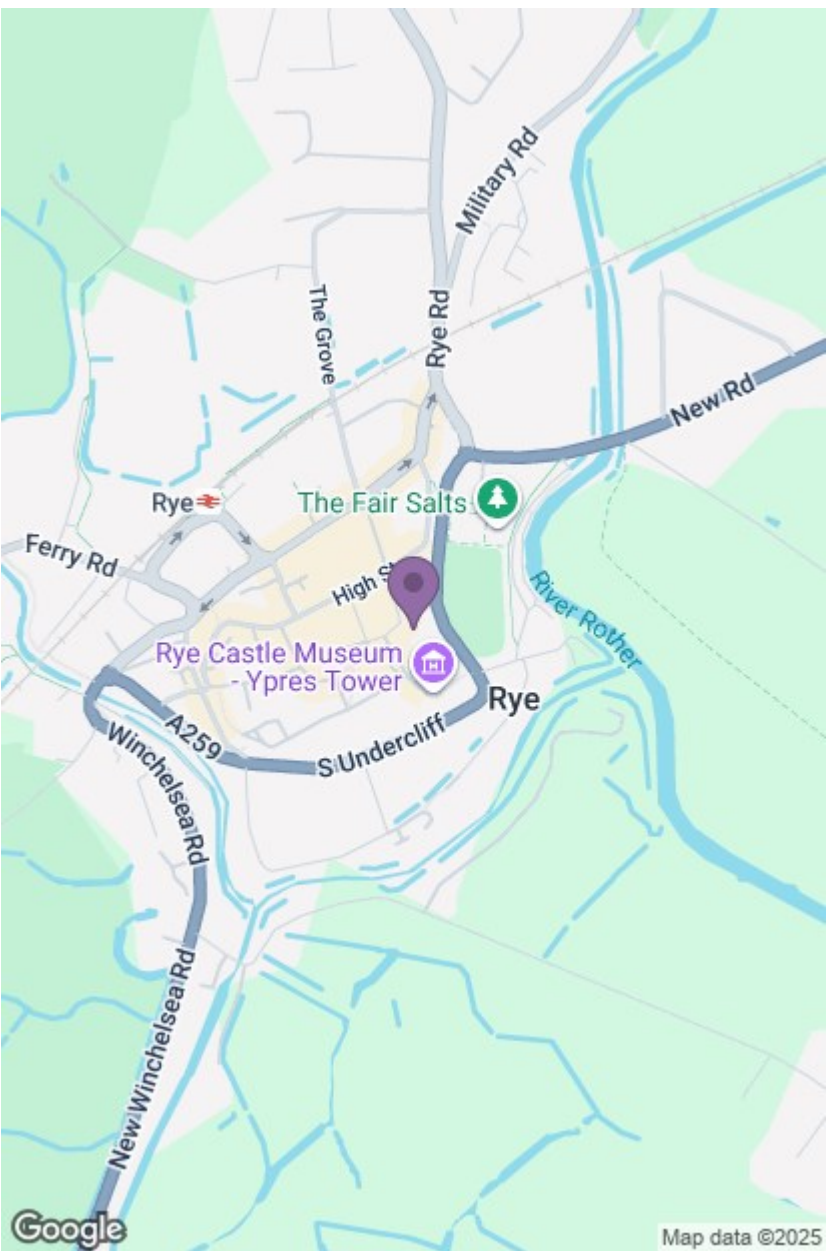




SOME OF THE WALLS IN THIS PROPERTY RUN AT ANGLES, THIS PLAN IS A GUIDE ONLY

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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