

**RUSH
WITT &
WILSON**



**58 Udimore Road, Rye, East Sussex TN31 7DS
Guide Price £399,950**

Rush Witt & Wilson are pleased to offer a substantial townhouse only a short walk from the town centre. The spacious and versatile accommodation comprises an open plan living / dining room, kitchen with access to terrace / steps to the garden. There are three bedrooms and a shower room on the first floor. Further large double aspect bedroom on the second floor. There is a basement comprising two interconnecting rooms with potential. Southerly facing garden to the rear laid predominantly to lawn with established beds. Raised terrace accessed from the kitchen. For further information and to arrange a viewing please call our Rye Office 01797 224000.



Locality

Located only a short walk from the town centre where a range of daily amenities will be found including a supermarket, specialist and general retail stores and a fine selection of public houses, wine bars and eateries, all contributing to the cosmopolitan feel of the town.

Rye also offers primary and secondary schooling, weekly market and a sports centre with indoor swimming pool.

There is a railway station with regular services to Brighton and to Ashford where there are connecting, high speed, services to London.

The Rye Bay is only a short drive away comprising the famous Camber Sands, beautiful shingle beach at Winchelsea and Rye Harbour where mooring and launching facilities are available.

Reception Hallway

Door to the front. Stairs to first floor.

Dining Room

13'1" x 9'6" (3.99 x 2.92)
Window to the rear.

Living Room

15'2" x 11'6" (4.63 x 3.52)
Bay window to the front.

Kitchen / Breakfast Room

12'11" x 8'11" (3.96 x 2.73)
Fitted with a range of traditional style cupboard / drawer base units. Complimenting worktop. Single drainer sink. Space and point for cooker. Two window to the side. Space and point for fridge. Door to the rear leading to terrace and steps to garden.

Basement

Stairs descend from the Reception Hallway to two interconnecting rooms.

Room 1

13'1" x 12'6" (4 x 3.82)
Window to the rear. Connecting doorway to :

Room 2

13'1" x 9'0" max (4 x 2.76 max)
Window to the rear. Door to the side giving access to garden.

First Floor

Stairs rise from the Reception Hallway.

Bedroom

14'11" x 13'0" (4.57 x 3.97)
Two windows to the front.

Bedroom

13'1" x 9'6" (4.01 x 2.92)
Window to the rear.

Bedroom

8'11" x 8'3" (2.74 x 2.53)
Window to the rear.

Shower Room

5'4" x 4'7" (1.63 x 1.40)
Shower cubicle, wash basin and wc. Window to the side.

Second Floor

Stairs rise from the first floor landing.

Bedroom

18'3" x 14'11" max (5.57 x 4.56 max)
A light and airy double aspect room with windows to the front and rear.

Outside

There is a mature garden to the rear enjoying a southerly aspect. Established beds with a variety of shrubs and seasonal flowers. Level lawn and small terrace.

Agents Notes

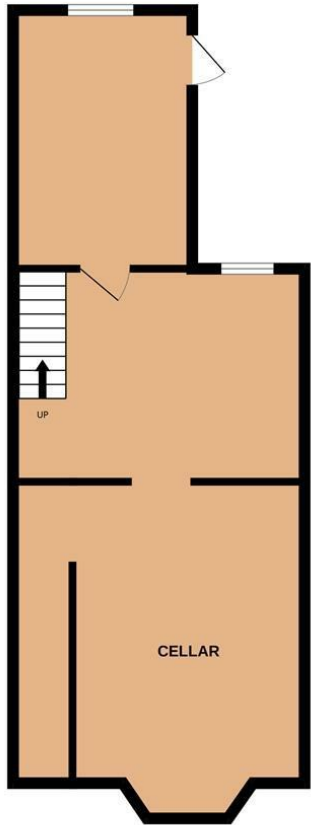
None of the services or appliances mentioned in these sale particulars have been tested.

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.

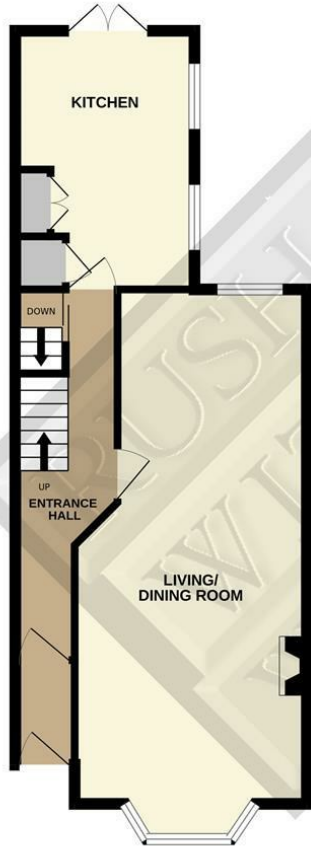
Council Tax Band - C



BASEMENT
509 sq.ft. (47.3 sq.m.) approx.



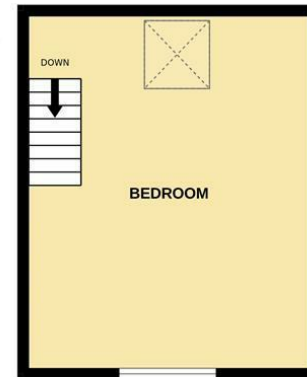
GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



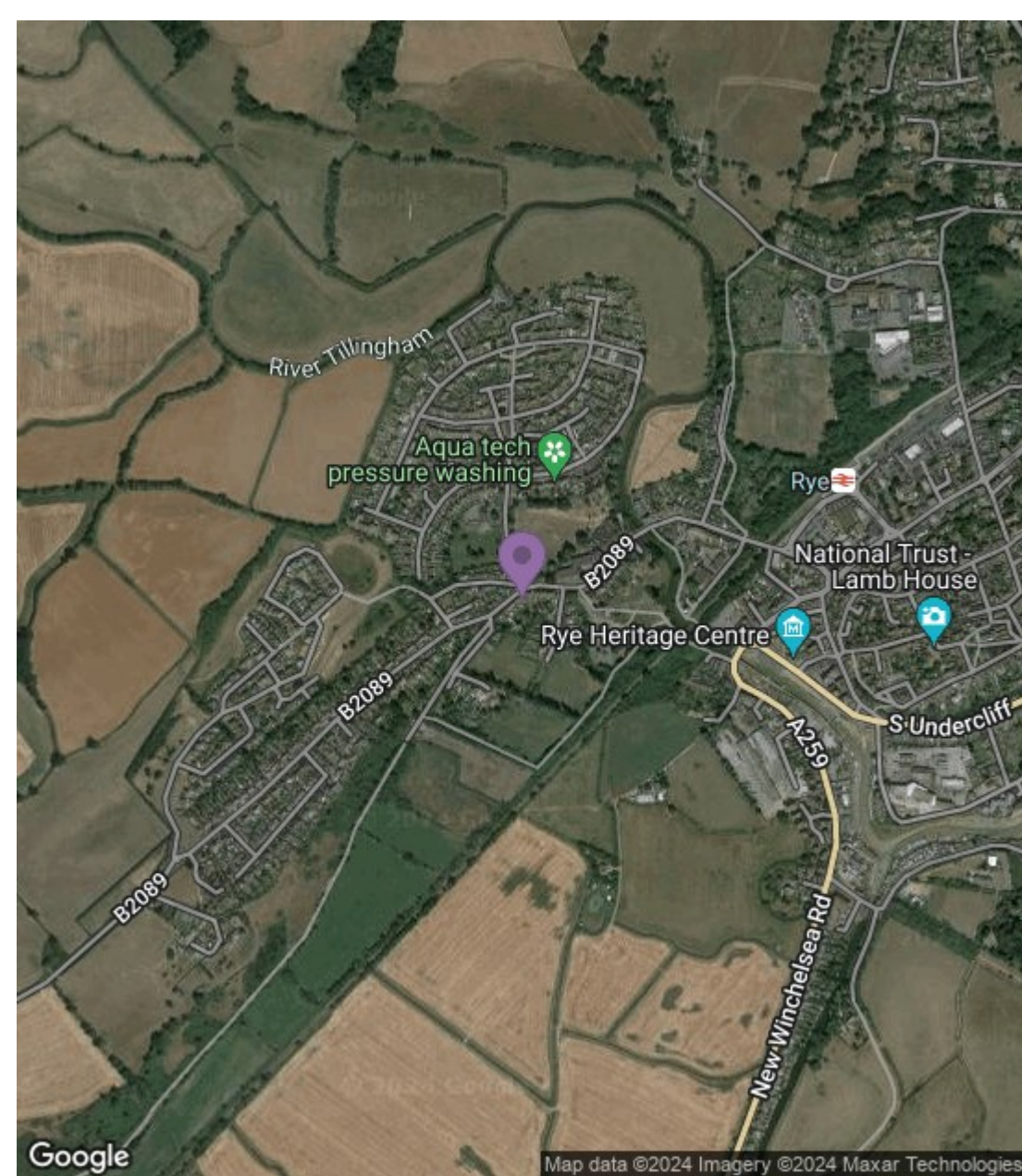
2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1771 sq.ft. (164.6 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(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	

**RUSH
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