

**RUSH
WITT &
WILSON**



25 Fair Meadow, Rye, East Sussex TN31 7NL
Guide Price £575,000

****VIRTUAL TOUR AVAILABLE ON REQUEST****

Rush Witt & Wilson are pleased to offer a substantial detached home on a large corner plot forming part of a sought after development towards the outskirts of the town.

The well proportioned accommodation comprises triple aspect living room, dining room, kitchen / breakfast room, utility room and cloakroom on the ground floor. Three bedrooms and the family bathroom on the first floor.

There is an attached garage and further driveway parking. Garden to all sides.

For further information and to arrange a viewing please call our Rye office on 01797 224000.



Locality

The property forms part of a popular residential development on the outskirts of Rye, town centre can be accessed via a public footpath from Fair Meadow running down to Deadman's Lane and offers a range of daily amenities including a supermarket, many specialist and general retail stores as well as a fine selection of public houses and restaurants.

There is a primary and secondary school within the town, weekly farmers' and general markets and sports centre with an indoor swimming pool.

Rye boasts a railway station with services to Brighton and to Ashford, from where there are high speed connections to London St Pancras and the Continent via Eurostar.

Rye is situated on the edge of the High Weald Area of Outstanding Natural Beauty and the Romney Marsh, as well as being a short drive from the famous Camber Sands.

Reception Hall

Door to the front. Stairs rose to the first floor. Built in cupboard. Understairs storage. Radiator

Cloakroom

6'0" x 5'2" (1.84 x 1.58)

A coloured suite comprising wash basin and wc. Window to the front.

Living Room

22'10" x 11'10" (6.98 x 3.61)

Triple aspect, windows tot he front side and rear. Feature fireplace. Two radiators.

Dining Room

10'10" x 9'10" (3.32 x 3.01)

Window to the rear. Radiator.

Kitchen / Breakfast room

14'5" x 9'3" (4.40 x 2.83)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards. Upright unit housing oven

/ grill. Work surface with inset hob. Space for freestanding appliances and small table and chairs.

Utility Room

5'11" x 5'8" (1.81 x 1.75)

Doors to the front and rear. Space and plumbing for washing machine. Wall mounted gas fired boiler.

First Floor Landing

Stairs rise from the reception area to a part galleried landing. Window to the front. Access to loft space. Radiator.

Bedroom

22'11" x 11'10" (6.99 x 3.63)

Triple aspect with windows to the front side and rear. Two radiators. Range of built in wardrobes.

Bedroom

10'10" x 10'0" (3.32 x 3.06)

Window to the rear. Radiator. Built in wardrobes.

Bedroom

14'6" x 9'4" (4.43 x 2.86)

Window to the rear. Built in wardrobe. Radiator.

Bathroom

9'5" x 5'11" (2.89 x 1.81)

A white suite comprising bath with mixer tap and hand held shower attachment, wash basin and wc. Radiator / towel rail fitment. Window to the front.

Outside

The property occupies a good size corner plot, laid predominantly to lawn with paved terrace to the side and a number of established shrub beds.

There is a summer house to the rear.

Garage

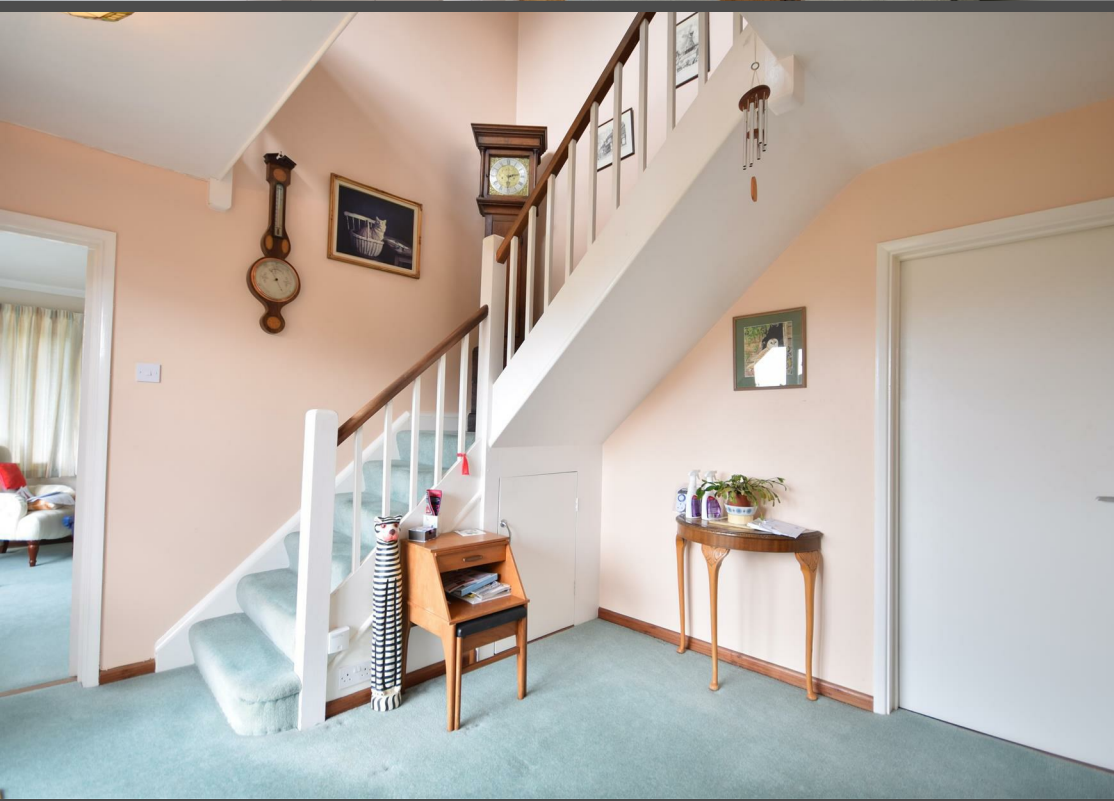
19'8" x 9'10" (6 x 3)

Remotely controlled up and over door to the front. Light power and water. Window to the rear.

Agents Notes

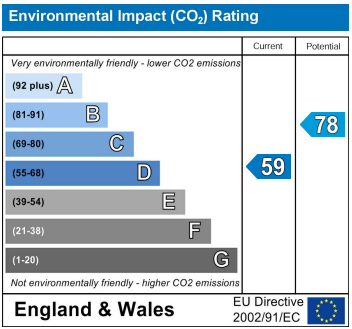
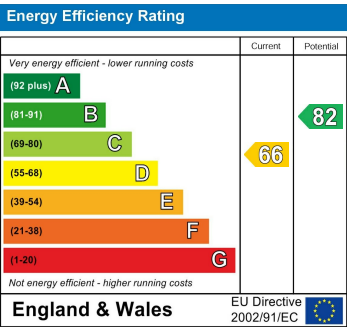
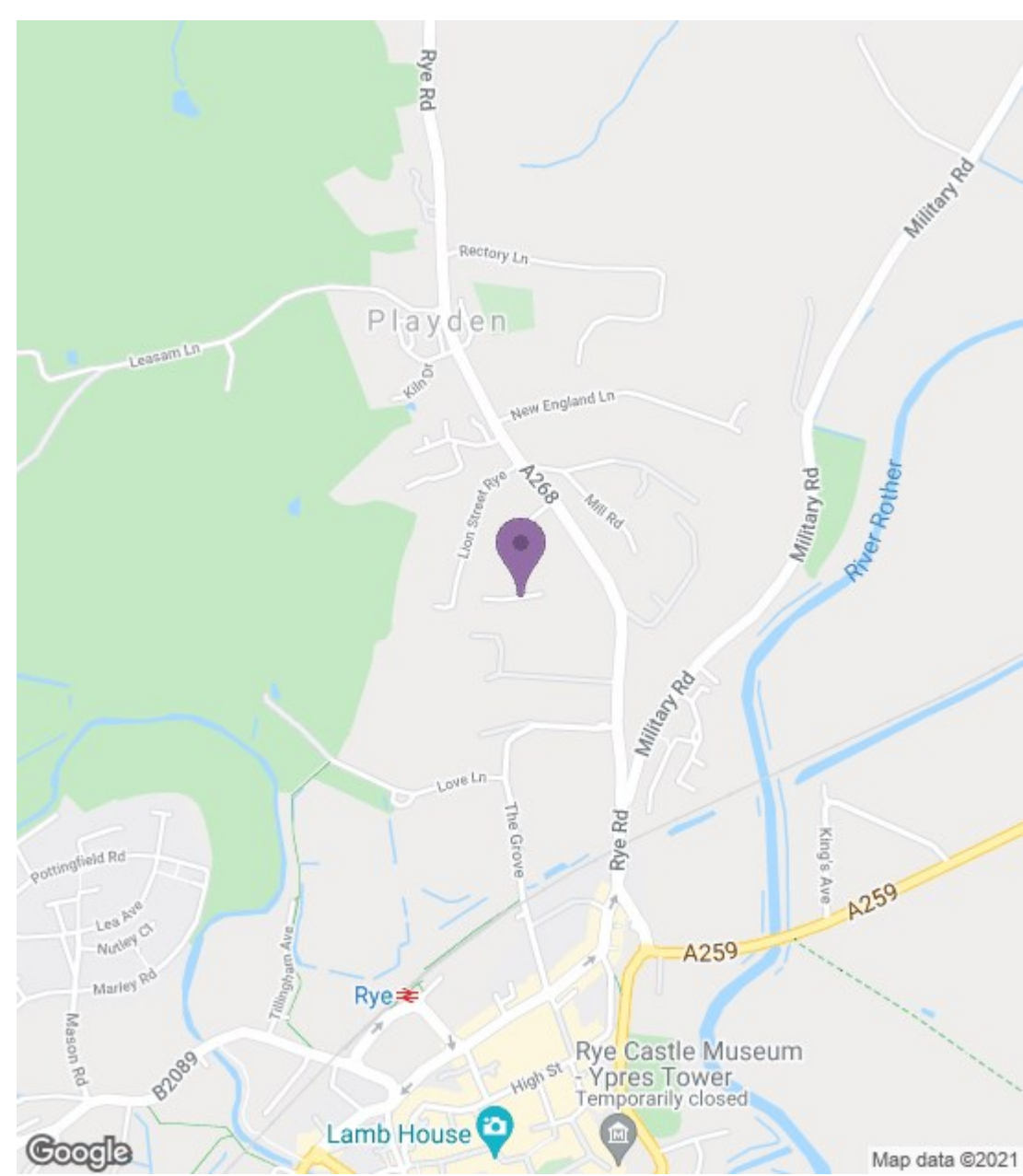
None of the services or appliances mentioned in these sale particulars have been tested.

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.





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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