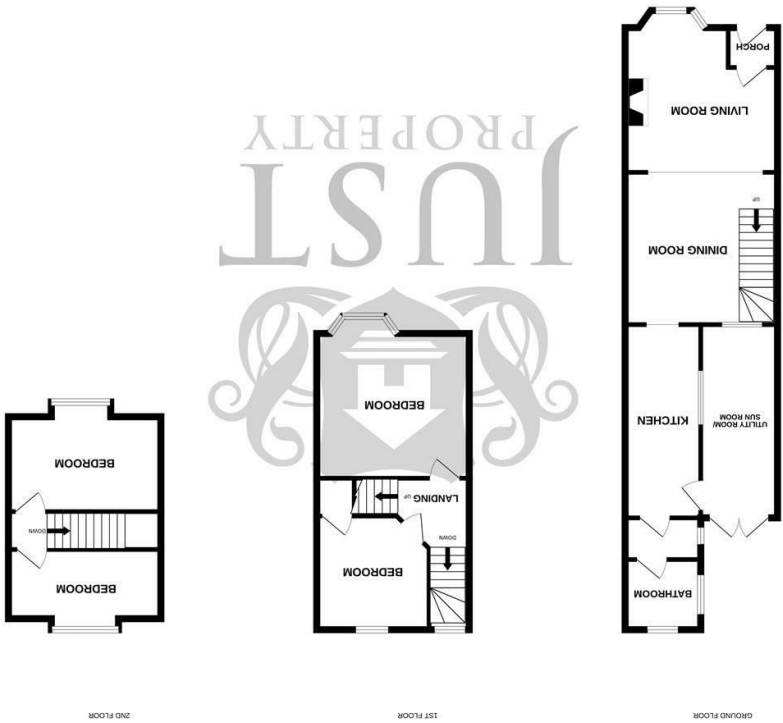


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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4 Bedrooms 2 Receptions 1 Bathrooms 1001.04 sq ft

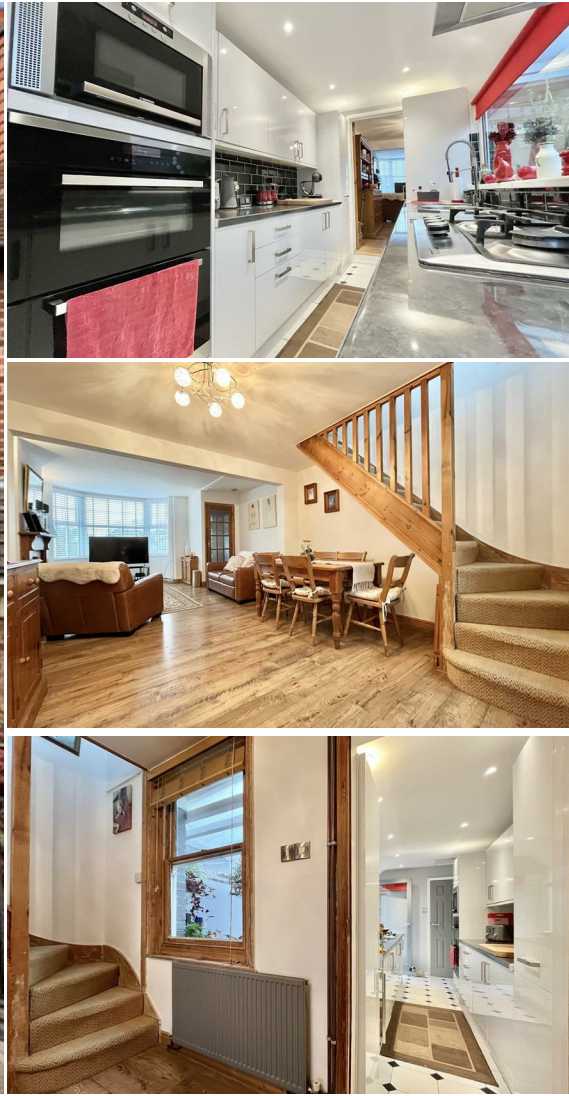
7 Winchelsea Road, Rye, TN31 7EJ

7 Winchelsea Road, Rye, TN31 7EJ

FLOORPLANS

Freehold

£395,000







Freehold

£395,000



 4 Bedrooms

 2 Receptions

 1 Bathrooms

 1001.04 sq ft

PROPERTY DETAILS

Spacious and Well-Maintained Four-Bedroom Terraced House Close to Rye Town Centre.

Located just a short distance from the heart of Rye, this deceptively spacious four-bedroom mid-terraced house offers well-proportioned accommodation arranged over three floors. The property is presented in very good order throughout and benefits from thoughtful maintenance by the current owners, making it ideal for immediate occupation.

The ground floor features a bright bay-fronted living room leading into a separate dining room, offering flexible reception space for everyday living and entertaining. To the rear, a fitted kitchen opens into a useful utility/sun room with direct access to the garden. A ground floor bathroom completes the layout on this level.

On the first floor, there are two generously sized double bedrooms, while the top floor offers two further bedrooms — ideal for growing families, guest accommodation, or home working.

Externally, the property enjoys a low-maintenance rear garden, mainly laid to lawn, with space for seating or planting. Additional benefits include gas-fired central heating and double glazing.

Situated within easy reach of Rye’s charming town centre, local amenities, schools, and mainline transport links, this well-presented home offers the perfect combination of space, convenience, and comfort.

Early viewing is highly recommended.

ROOM DIMENSIONS

Front Door	Bedroom
Porch	10'0" x 9'0" (3.07 x 2.76)
Open Plan Living/ Dining Room	Stairs to
22'6" x 12'9" (6.86m x 3.89m)	Bedroom
Kitchen	11'9" x 8'4" (3.60 x 2.56)
14'2" x 6'6" (4.33 x 2.00)	Bedroom
Utility Room / Sun Room	10'9" x 6'2" (3.29 x 1.90)
13'9" x 5'7" (4.21 x 1.71)	Area of Decking
Inner Hallway	Lawned Rear Garden with Rear Access
4'9" x 5'6" (1.47 x 1.69)	Front Paved Garden
Bathroom	
13'5" x 5'5" (4.11 x 1.66)	
Stairs to Landing	
Bedroom	
12'9" x 10'4" (3.90 x 3.17)	

FEATURES

- Terraced House
- Four Bedrooms
- Open Plan 22'6" x 12'9" Living/ Dinning Room
- Modern Fitted Kitchen
- Utility/ Sun Room
- Modern Fitted Bathroom
- Area of Decking
- Sought After Central Location of Rye
- Walking Distance to Local Amenities
- 7 Minute Walk to Rye Train Station



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.