

**RUSH
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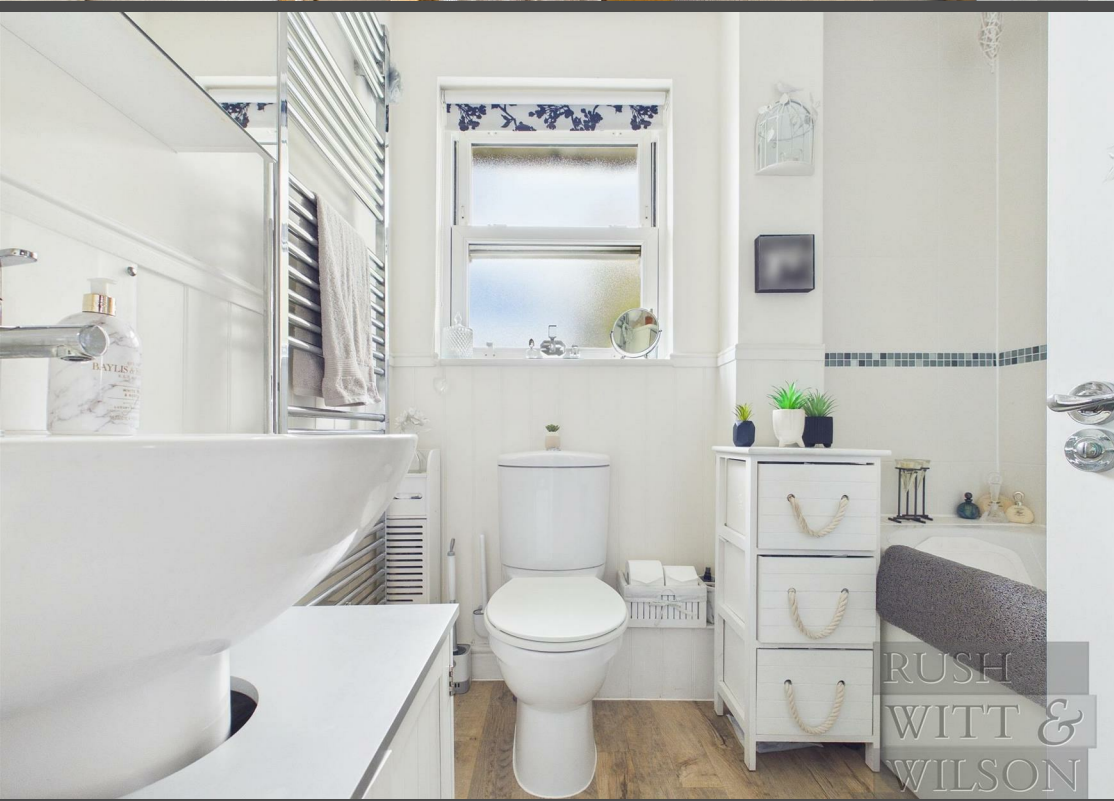
**RUSH
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**1 Jeake Drive, Rye, TN31 7FH
Offers In Excess Of £350,000 Freehold**

Nestled in the charming locale of Jeake Drive, Rye, this delightful two-bedroom semi-detached house presents an ideal opportunity for first-time buyers. The property boasts a well-thought-out layout, perfect for modern living. Upon entering, you are welcomed into a spacious living room that seamlessly flows into a contemporary kitchen and dining area, creating a warm and inviting space for both relaxation and entertaining. The ground floor also features a convenient wc, enhancing the practicality of the home. Venture upstairs to discover two comfortable bedrooms, with the main bedroom benefiting from its own ensuite shower room, providing a private retreat. The main bathroom serves the second bedroom and guests, ensuring ample facilities for all. One of the standout features of this property is the enchanting rear garden, which is a true sun trap, perfect for enjoying those warm summer days. Additionally, a charming summerhouse offers a versatile space that could serve as a home office, studio, or simply a peaceful spot to unwind. Off-road parking adds to the convenience of this lovely home, making it an even more attractive proposition. With its blend of comfort, style, and practicality, this property on Jeake Drive is not to be missed. It is a wonderful opportunity to create lasting memories in a delightful setting.

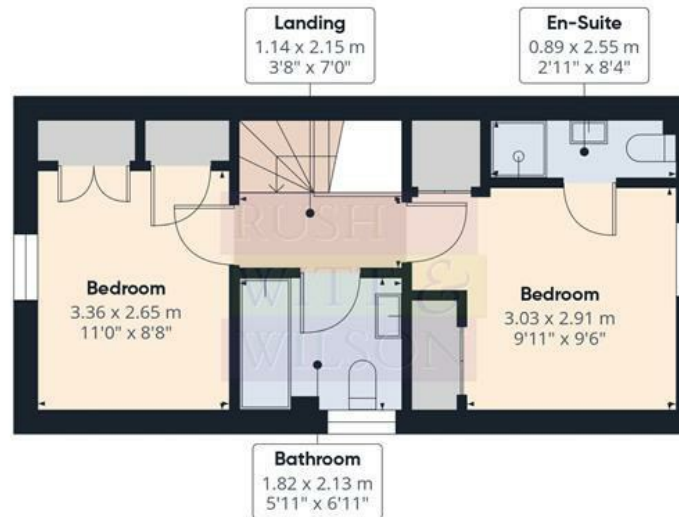








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

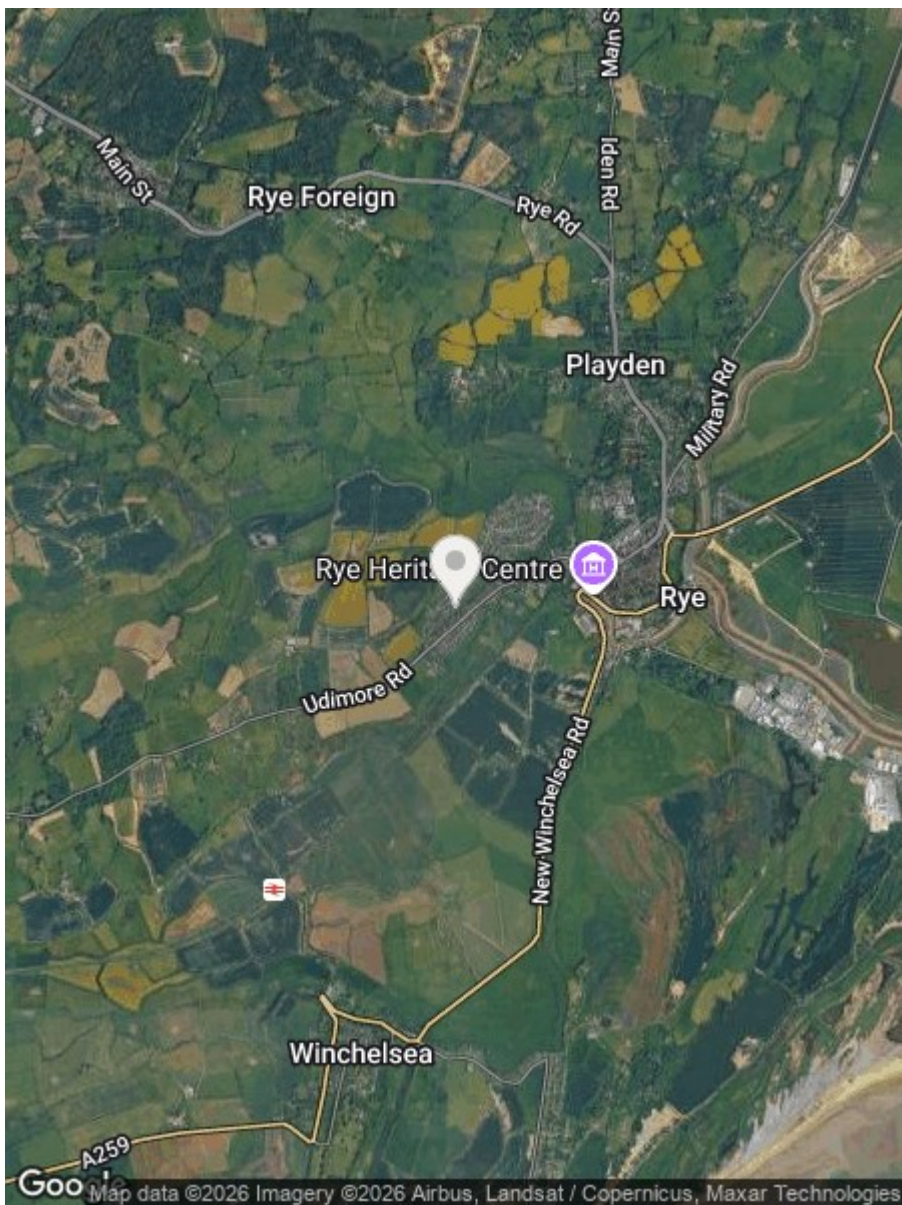
Approximate total area⁽¹⁾

77.7 m²

838 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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	

Council Tax Band - C

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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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
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