

**RUSH  
WITT &  
WILSON**



**38 New Winchelsea Road, Rye, TN31 7TA**  
**Guide Price £425,000**

### ENJOYING RIVER FRONTAGE.

Rush Witt & Wilson are pleased to offer a well presented semi detached home comprising living room, dining room and kitchen to the ground floor and on the first floor there are three bedrooms and a bathroom. Externally there is a garage and further driveway parking, good sized garden to the rear with river frontage.

The property will appeal to a variety of buyers and considered an ideal family home readily accessible to the town and a range of amenities offered.

The property is being offered chain free and could be available for early occupation.

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



## Locality

The property occupies a favoured location on the outskirts of Rye, backing onto the River Brede.

The town centre and railway station are within walking distance, the station offers services to the city of Brighton in the west and Ashford where there are connecting, high speed, services on to London.

Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool. The town also boasts the famous cobbled Citadel, working quayside and weekly general market.

Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available, as well as access, via a nature reserve, to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

## Reception Hallway

Door to front with decorative glazed panels to either side, stairs rise to first floor, understairs storage.

## Living Room

13'0 x 11'10 (3.96m x 3.61m)

Bay window to the front, open fireplace with painted surround, tiled insert and hearth.

## Kitchen

10'5 x 8'8 max (3.18m x 2.64m max)

Window and glazed panelled door to the rear, fitted with contemporary style cupboard and drawer base units with matching wall mounted cupboards, complimenting worktop with inset ceramic sink, space and plumbing beneath for washing machine, space and point for gas cooker, space for fridge, pantry and door to:

## Dining Room

11'11 x 10'3 (3.63m x 3.12m)

Double doors to the rear lead out to the garden, fireplace with inset log burner, tiled surround and hearth, built-in alcove cupboard.

## First Floor

### Landing

Stairs rise from the reception hallway, access to loft storage, door leading into useful eaves storage with windows to both front and rear, doors off to the following:

### Main Bedroom

13'1 x 11'11 (3.99m x 3.63m)

Bay window to the front enjoying far reaching views over farmland, ornamental fireplace, built-in wardrobe.

### Bedroom

10'10 x 10'3 (3.30m x 3.12m)

Window to the rear overlooking the garden and the river Brede, ornamental fireplace with built-in cupboards to either side.

### Bedroom

8'11 x 6'6 (2.72m x 1.98m)

Window to front.

### Bathroom

5'10 x 5'10 (1.78m x 1.78m)

Window to the rear, white suite comprising a deep panelled bath with mixer tap, shower attachment and screen over, pedestal wash hand basin, low level wc, heated towel rail, generous wall and floor tiling.

## Outside

### Integral Garage

Door to front.

### Off Road Parking

Hardstanding providing off road parking for two cars, small area of garden to the front, pedestrian access to the side.

### Front Garden

Small area of garden to the front, pedestrian access to the side.

### Rear Garden

Of good size and double doors lead from the dining room and further door from the kitchen onto the terraced garden with areas of lawn, established beds and a variety of shrubs and trees all backing onto the riverbank.

## 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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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](https://rushwittwilson.co.uk/privacy-policy)



GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.

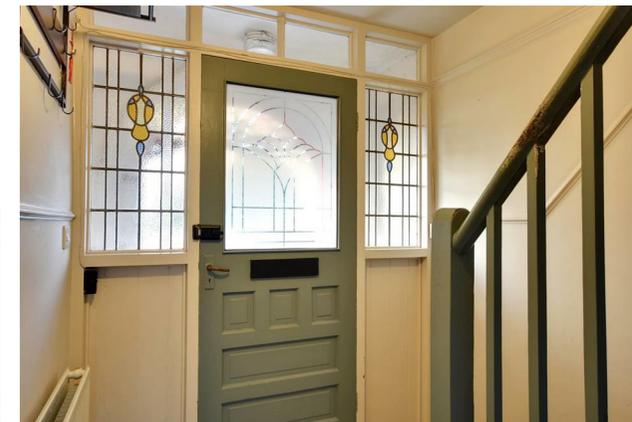


1ST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



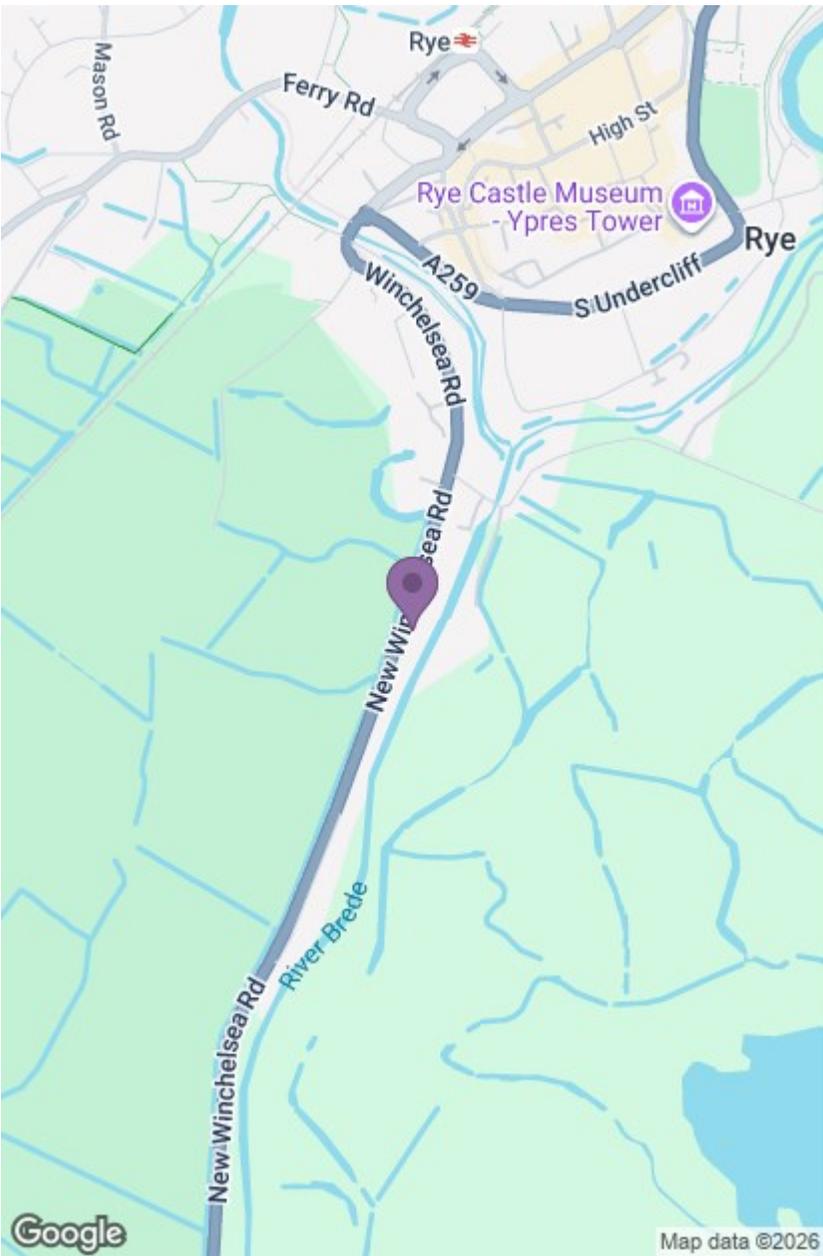
TOTAL FLOOR AREA: 1290 sq.ft. (119.9 sq.m.) approx.

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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 65, Potential 72  
 Environmental Impact (CO<sub>2</sub>) Rating: Current A, Potential A



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