

**RUSH
WITT &
WILSON**



2 Oast House Drive, Rye, East Sussex TN31 6BP
Guide Price £675,000

Rush Witt & Wilson are pleased to offer a substantial detached family home forming part of a small private cul-de-sac on the outskirts of the town. The well presented, spacious and versatile accommodation is arranged over two floors and comprises double aspect living room, open plan kitchen/dining room with adjoining conservatory, office/bedroom, utility area and cloakroom/wc. On the first floor there are three bedrooms, one with an en-suite shower room and a family bathroom.

There is a hardstanding to the front providing off road parking for a number of vehicles and access to a good size garage. are gardens to the side and rear.

For further information and to arrange a viewing, please contact our Rye Office 01797 224000.



Locality

Located in a cul de sac on the outskirts of the ancient town of Rye.

The town 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 primary and secondary schooling in the town, weekly farmers' and general markets and a sports centre with indoor swimming pool.

A railway station offers regular services to the city of Brighton in the West and to Ashford where there is a high speed service (approx. 38 minutes) to London.

Reception Hallway

Glazed panelled door to the front, stairs rising to the first floor, understairs storage cupboard, doors off to the following:

Cloakroom/WC

4'6 x 2'11 (1.37m x 0.89m)

Window to the front, wash hand basin, low level wc, heated towel rail.

Living Room

19'4 x 12'7 (5.89m x 3.84m)

A light and airy double aspect room with window to one side, double doors to the other opening onto the terrace and rear garden, log burner.

Dining Room

12'3 x 8'1 (3.73m x 2.46m)

Window to the side, open plan to:

Kitchen

12'3 x 9'6 (3.73m x 2.90m)

Two windows to the front, extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cabinets, integral wine cooler, solid worktop surfaces with inset sink and Quooker tap, inset four burner gas hob with oven and grill beneath and extractor canopy above, door through to:

Conservatory

8'10 x 7'7 (2.69m x 2.31m)

Double doors opening onto the terrace and garden.

Lobby

Door through to:

Office/Bedroom

11'8 x 10'4 (3.56m x 3.15m)

Window to the front.

Utility Area

10'2 x 8'6 max (3.10m x 2.59m max)

Door to the rear, worktop with space beneath for appliances, connecting door to garage.

First Floor

Landing

Airing cupboard housing hot water cylinder and shelving, doors off to the following:

Bedroom

12'5 x 10'9 (3.78m x 3.28m)

Window to the side enjoying far reaching views towards the English Channel, range of built in wardrobes with full height sliding doors.

En-Suite Shower Room

6'9 x 5'8 (2.06m x 1.73m)

Large shower cubicle, wash hand basin, low level wc, heated towel rail, window to the side.

Bedroom

12'4 x 9'8 (3.76m x 2.95m)

Two windows to the front.

Bedroom

9'3 x 8'0 (2.82m x 2.44m)

Window to the side.

Family Bathroom

6'9 x 6'5 (2.06m x 1.96m)

A white suite comprising deep panel enclosed bath, wash hand basin, low level wc, heated towel rail, window to the side.

Outside

Attached Garage

20' x 10'5 (6.10m x 3.18m)

Up and over door, window to the side, personal door through to utility area, power and light connected.

Garden

Brick paved hard standing providing off road parking for a number of vehicles, access to the attached garage, gated pathways extending to either side of the property, two primary areas of garden.

To the rear a paved terrace and raised vegetable beds, garden store, connecting pathway through to:

Side Garden

A southerly facing garden accessed from the living and conservatory, decked terrace abutting the rear of the property and leads to an area of

lawn bordered by established beds containing a variety of shrubs, plants and seasonal flowers.

There is a further strip of land immediately opposite the property that forms part of the curtilage.

Agents Note

Council Tax Band - F

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).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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.

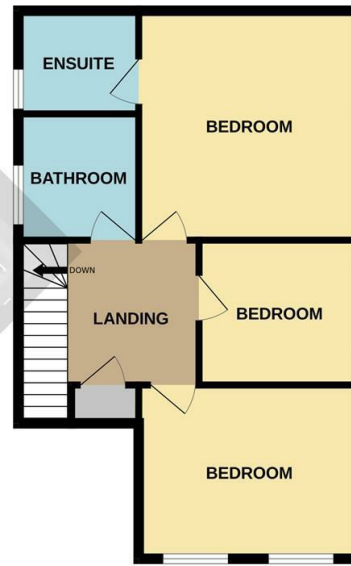
5. To find out how we process Personal Data, please refer to our Group [Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy](https://rushwittwilson.co.uk/privacy-policy)



GROUND FLOOR
1025 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.

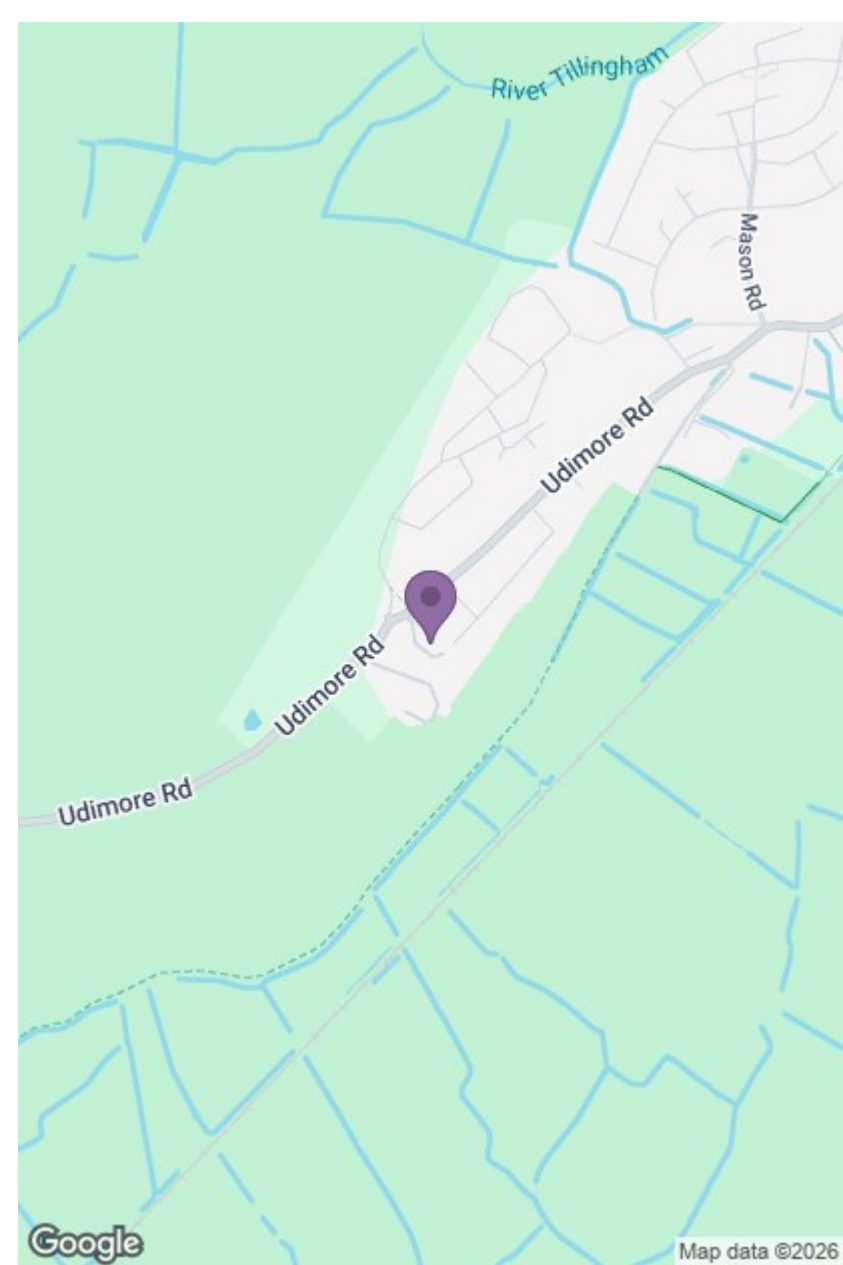


TOTAL FLOOR AREA ; 1561 sq.ft. (145.0 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92 plus) A			82
(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			
(82 plus) A			
(61-91) B			
(49-60) C			
(35-48) D			
(19-34) E			
(1-34) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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