6 Hillcrest, Rye, East Sussex TN31 7HP
£350,000 - FREEHOLD

Situated on the edge of Rye this attractive and newly modernised three bedroom mid terraced house includes a stylish newly fitted kitchen, bathroom and downstairs WC as well as a complete redecoration of all the other rooms. The ground floor accommodation comprises an entrance hall leading to a welcoming living/dining room, a newly fitted kitchen/diner and updated downstairs WC. Double doors lead into the conservatory offering direct access to the enclosed private garden. To the first floor the landing leads to three good sized bedrooms and a newly fitted bathroom, the master having fitted wardrobes. Offering comfortable and versatile accommodation for couples, families or those working from home. Outside the property has an open plan front garden with parking along with a single garage and additional parking located close to the property. Rye offers a wonderful blend of historic character and modern convenience, with an excellent range of independent shops, cafés, restaurants and everyday amenities, alongside a thriving arts scene and annual Rye Arts Festival. The town's picturesque streets, medieval fortifications and rich maritime history make it a highly desirable place to live. Local rail services connect Rye with Eastbourne and Ashford, where high-speed services provide links to London St Pancras.

Hallway
15'2 x 6'7 (4.62m x 2.01m)

Cloakroom/WC
5'2 x 2'11 (1.57m x 0.89m)

Kitchen
10'11 x 10'8 (3.33m x 3.25m)

Living/Dining Room
12'11 x 17'10 (3.94m x 5.44m)

Conservatory
3'5 x 9'3 (1.04m x 2.82m)

First Floor

Landing
9'1 x 6'3 (2.77m x 1.91m)

Bedroom
12'6 x 10'4 (3.81m x 3.15m)

Bedroom
11'6 x 8'8 (3.51m x 2.64m)

Bedroom
8' x 7'1 (2.44m x 2.16m)

Bathroom
6'3 x 8'9 (1.91m x 2.67m)

Garage
8'2 x 15'7 (2.49m x 4.75m)

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:

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

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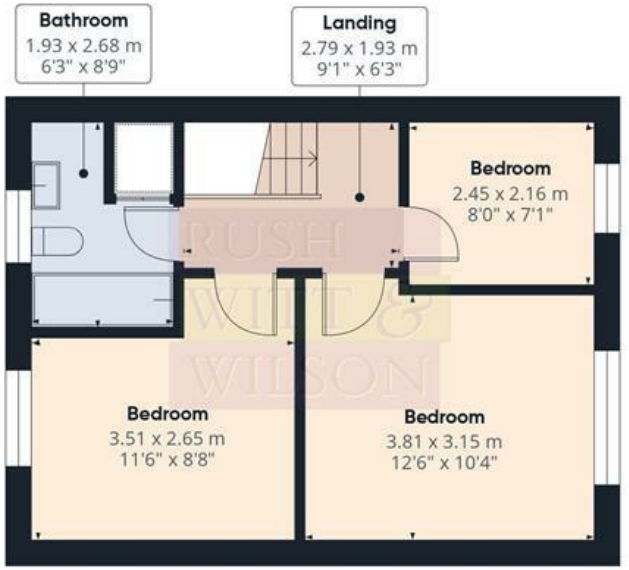
Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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Approximate total area(1)

89.6 m²

963 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.

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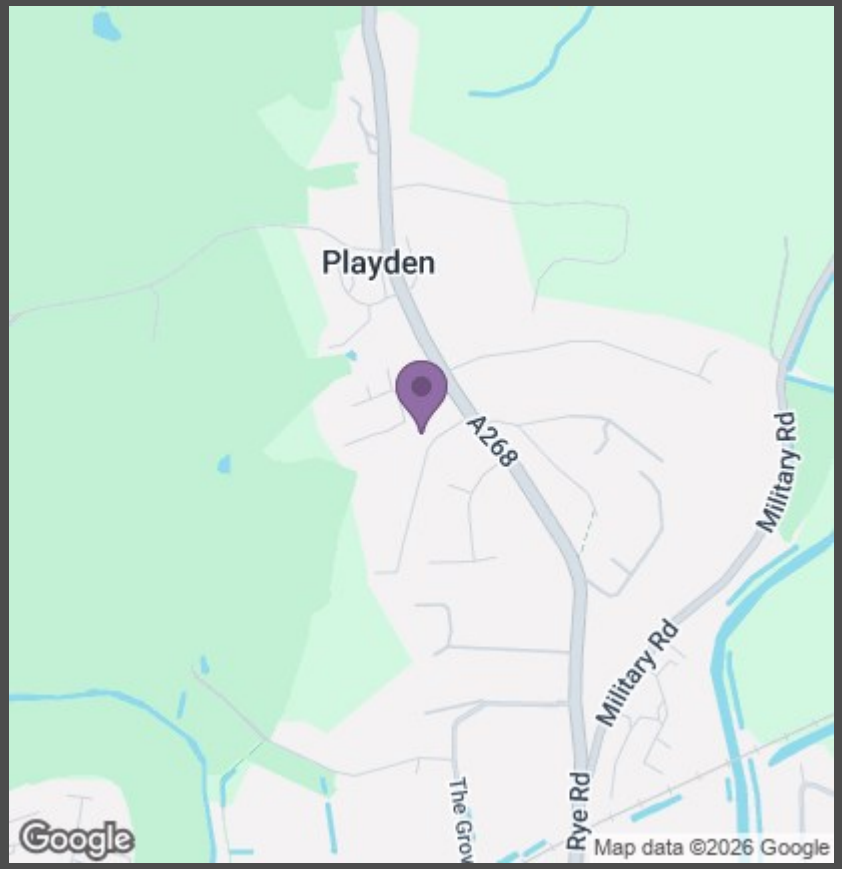

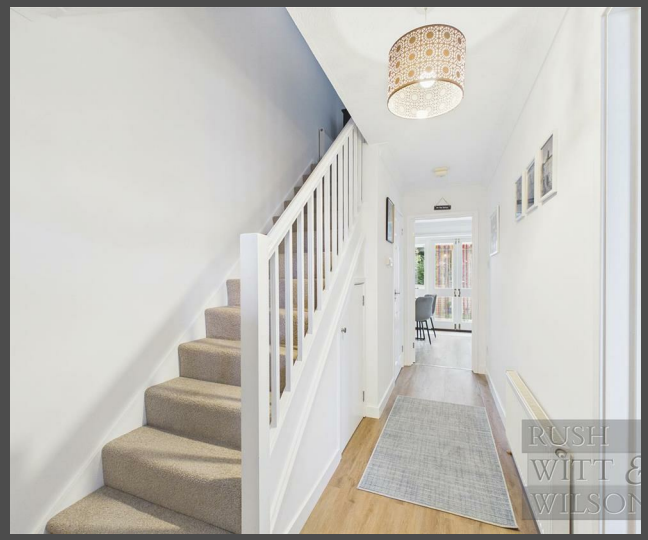

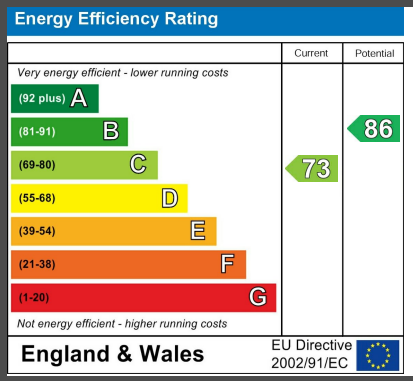

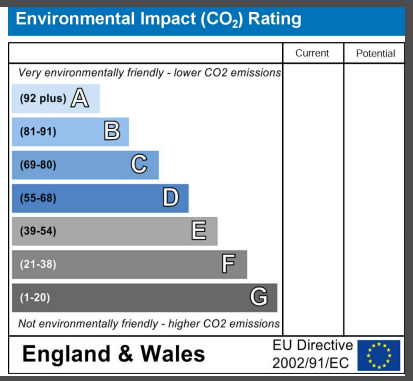

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk

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