

RUSH
WITT &
WILSON



**64 Fishmarket Road, Rye, East Sussex TN31 7LP
£349,950 Freehold**

Rush Witt & Wilson are pleased to offer a unique attached property conveniently located on the edge of the town centre. The well presented accommodation is arranged over two floors and comprises a double aspect living/dining room with air conditioning unit, adjoining kitchen/breakfast room and on the ground floor there are two bedrooms and a bathroom. The property benefits from hard standing parking for two vehicles. For further information and to arrange a viewing, please contact our Rye office on 01797 224000.



Locality

The property is located in the ancient Cinque Port town of Rye, conveniently positioned only a short walk for a wide range of daily amenities, these include specialist and general retail stores and a fine selection of historic inns and restaurants, these are complimented by contemporary wine bars, eateries and coffee shops, all of which contribute to a cosmopolitan atmosphere.

Rye also boasts the famous cobbled Citadel, working quayside, weekly markets, sport centre and indoor swimming pool.

The railway station is only a short walk away and offers regular services to Brighton and to Ashford where there are connecting high speed services to London.

A short drive away you will find the famous Camber Sands, as well as miles of open shingle beach which extend from the cliffs at Fairlight to the Nature Reserve at Rye Harbour. this forms part of the stunning coastline of the Rye Bay.

Living/Dining Room

15'5 x 14'5 (4.70m x 4.39m)

A light and airy double aspect room with windows to the front and side elevations enjoying a pleasant outlook over the Salts and marsh beyond, air conditioning unit, open plan to:

Kitchen/Breakfast Room

15'5 x 11'1 max (4.70m x 3.38m max)

The kitchen area is fitted with a range of traditional style cupboard and drawer units, wall mounted cupboards, glazed display cabinet and shelving, complimenting worktop surfaces, single sink with side drainer, space for electric cooker, space for fridge and freezer, space and plumbing for dishwasher, wall mounted gas fired boiler, window to the front elevation, stairs descend to:

Ground Floor

Inner Hallway

Doors off to the following:

Bedroom

13'4 x 13'2 (4.06m x 4.01m)

Window to the front, double doors to the side leading out to

the parking area, built in wardrobe with full height sliding doors.

Bedroom

7'7 x 7'2 (2.31m x 2.18m)

Window to the front elevation, built in double cupboard, airing cupboard with shelving and hot water cylinder.

Bathroom

10'2 x 6'7 (3.10m x 2.01m)

Fitted with a white suite comprising shaped panelled bath with mixer tap, shower and screen over, pedestal wash hand basin, low level wc, double doors opening to a deep storage cupboard, further cupboard with space and plumbing for washing machine.

Outside

Access is gained at first floor level via a pedestrian walkway, shared path and small terrace in front.

Parking

Access from Fishmarket Road to an area of hard standing providing off road parking for two cars.

Agents Note

Council Tax Band - B

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>



GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



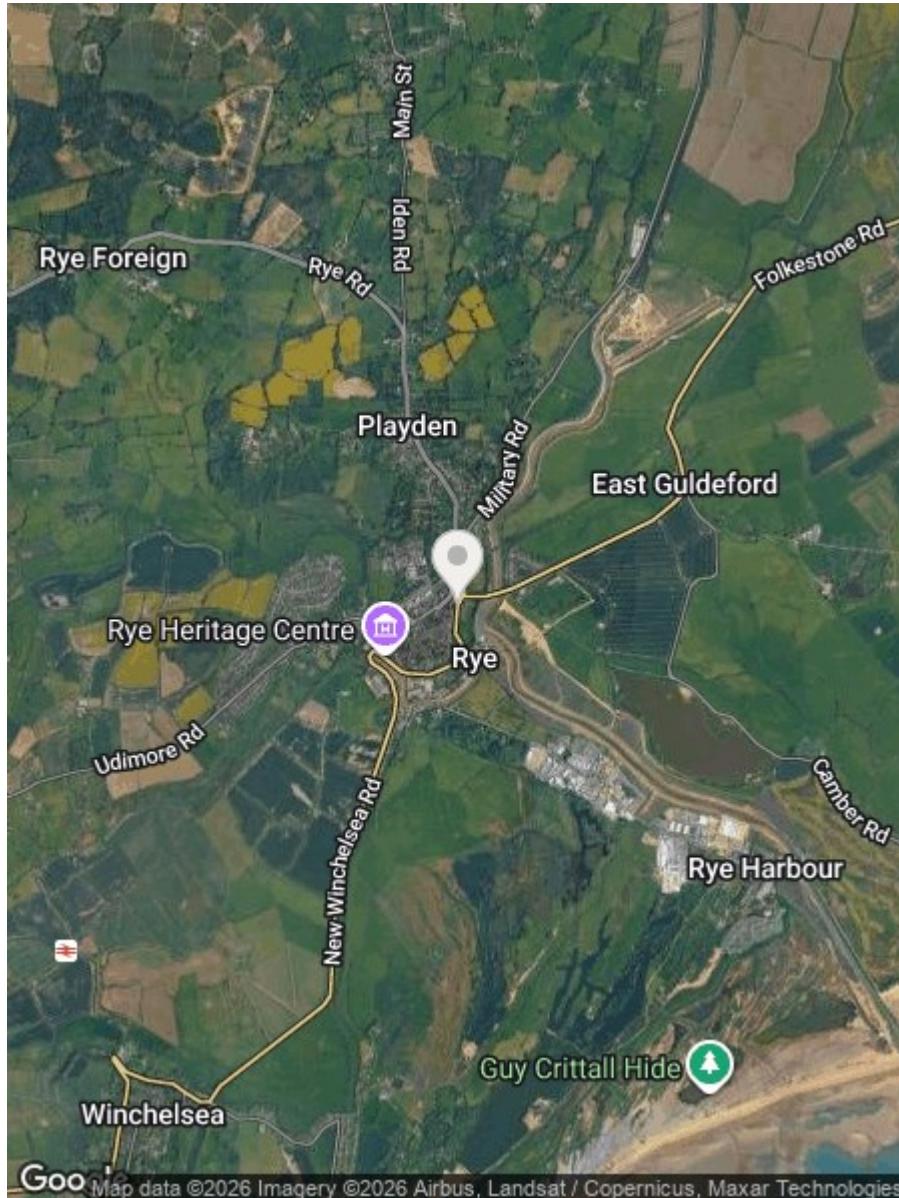
1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.5 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		
(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	

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
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(69-80)	C		
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(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	