

RUSH  
WITT &  
WILSON



41 The Mint, Rye, TN31 7EN  
£1,950 Per Month



Rush Witt & Wilson are pleased to offer the opportunity to rent an superb character home in the heart of Rye with the benefit of generous courtyard garden. The well presented accommodation is arranged over three floors and comprises living room, reception / dining room, kitchen , utility room and cloakroom on the ground floor. On the first floor is the main bedroom with adjoining dressing room / study and a double bedroom. There are two further bedrooms and a shower room on the second floor.

Westerly facing courtyard garden to the rear with pedestrian / cycle access. EPC rating D. Council tax band F.

The property is available unfurnished to the main however the beds and mattresses present at the point of move in will remain at the property. Terms: £2250 Deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01797 ) 224000. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

## Locality

Situated in the The Mint in the heart of the citadel close to a wide range of daily amenities which include an array of specialist and general retail stores as well as historic inns, restaurants and contemporary wine bars and eateries.

The railway station is just a short walk away with regular services to Ashford where there are connecting, high speed, services to London.

Rye offers a weekly general market, cinema and sports centre with indoor swimming pool.

At nearby Rye Harbour there is a yacht club as well as

mooring / launching facilities. Also a nature reserve with access to miles of shingle beach extending to Winchelsea Beach and on to the cliffs at Fairlight. This forms part of the stunning coastline of the Rye Bay, home to the famous Camber Sands beaches again only a short drive away.

## Reception Room

## Living room

## Kitchen

## Utility Room

## Cloakroom

## First Floor

## Bedroom

## Dressing room / Nursery

## Bathroom

## Bedroom

## Second Floor

## Bedroom

## Bedroom

## Shower Room

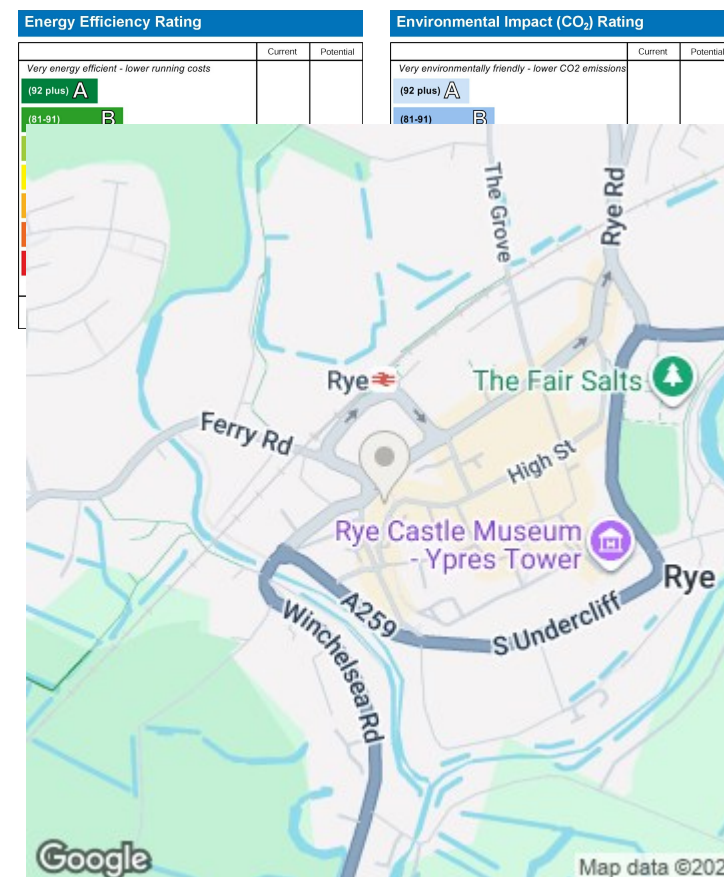
## Courtyard Garden

## Store / Studio

## Agents note

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in

these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area at low or very low risk of flooding. Please note there is no parking available outside the property however parking is available for up to two hours or with a permit in surrounding roads, information regarding permits can be found at <https://www.eastsussex.gov.uk/parking/permits/resident-permits>. The property is a grade II listed cottage situated within a conservation area.



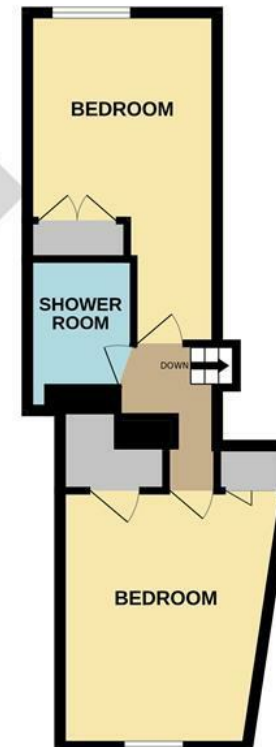
GROUND FLOOR  
716 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 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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