

**Warner Gray**



**28 North Salts, Rye, East Sussex TN31 7NU**

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**Guide Price : £350,000 – £360,000**

**An attractive three-bedroom property enjoying a most favoured tucked away position just a short walk from the centre of the historic Cinque Port town of Rye being perfectly placed to take full advantage of all the local amenities on offer, including the railway station, which makes this location so popular.**

**This end of terrace property has been recently refurbished throughout by the current owners and is ready for immediate occupancy with well presented accommodation in light décor providing a light and airy feel throughout and featuring an eye-catching balcony to the front bay window.**

**To the front is a neatly maintained garden and to the rear is a paved garden together with a useful summerhouse and the benefit of a single en-bloc garage.**

**This lovely property in this convenient cul-de-sac has much to offer and would appeal to all sorts of different buyers and viewing is highly recommended.**

**No onward chain.**

- Well-presented three-bedroom property with lovely light, bright décor
- Popular position within easy reach of the cinque port town centre of Rye
- Lawned front garden, paved rear garden with useful Summerhouse
- Accessed from the rear is a Single en-bloc garage
- Wide range of shops, amenities and sporting facilities nearby
- Many local clubs and societies to suit all tastes
- Walking distance of the famous historic Rye citadel
- Railway station with links to Ashford and Brighton lines
- Beautiful coast and Romney Marshes nearby for nature enthusiasts

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**GROUND FLOOR** The front entrance door opens into **Entrance Hallway** with stairs leading to the first floor and a conveniently placed **Cloakroom**. To the left is a generous **Sitting Room / Dining Room** which benefits from a charming bay window at the front and a gas fireplace, creating a warm focal point ideal for cosy winter evenings. The dining area provides space for table and chairs with a window to the rear. The **Kitchen** is well fitted range of modern wall and base units, complemented by work surfaces, incorporating a stainless steel sink unit with mixer tap. Integrated oven, electric hob with extractor hood, fridge/freezer, and space for a washing machine. Window to the rear and a door leads to the rear garden.

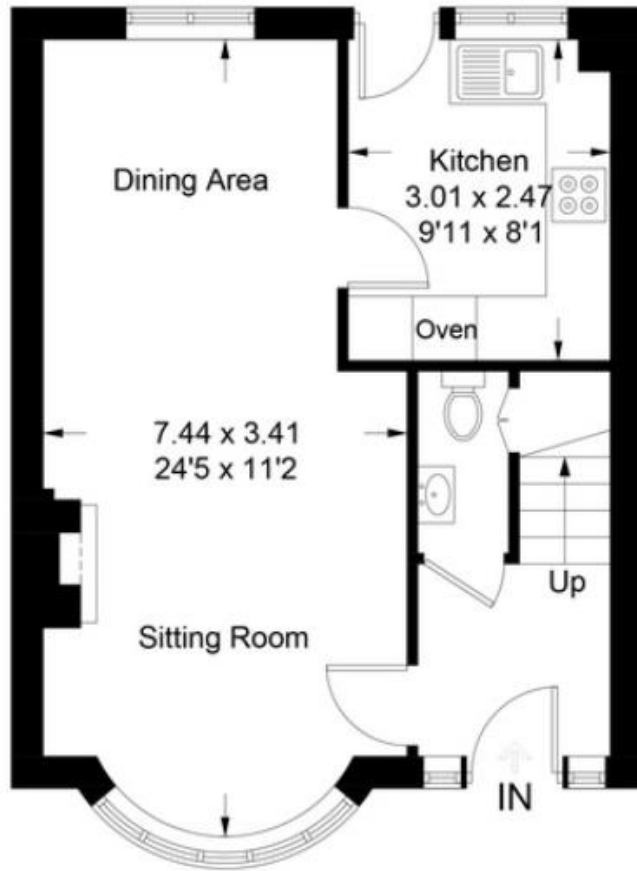
**FIRST FLOOR:** Upstairs, from the landing the property offers two well-proportioned double **Bedrooms**, both with built-in wardrobes providing ample storage, along with a third single **Bedroom** featuring a cupboard over the stairs. The bedrooms are served by a family **Shower Room** fitted with a shower, low level w.c. and wash hand basin. Window to the rear.

**OUTSIDE:** The attractive front garden is mainly laid to lawn and a side gate giving access to the rear. The low-maintenance rear garden is paved and includes a practical summerhouse with electric, ideal hobby space or additional storage.

An **en-bloc Garage** is located behind the property in a separate block and can be accessed via the rear gate. **SERVICES** : Mains water, electricity, gas and drainage. EPC Rating : C. Local Authority : Rother district council.

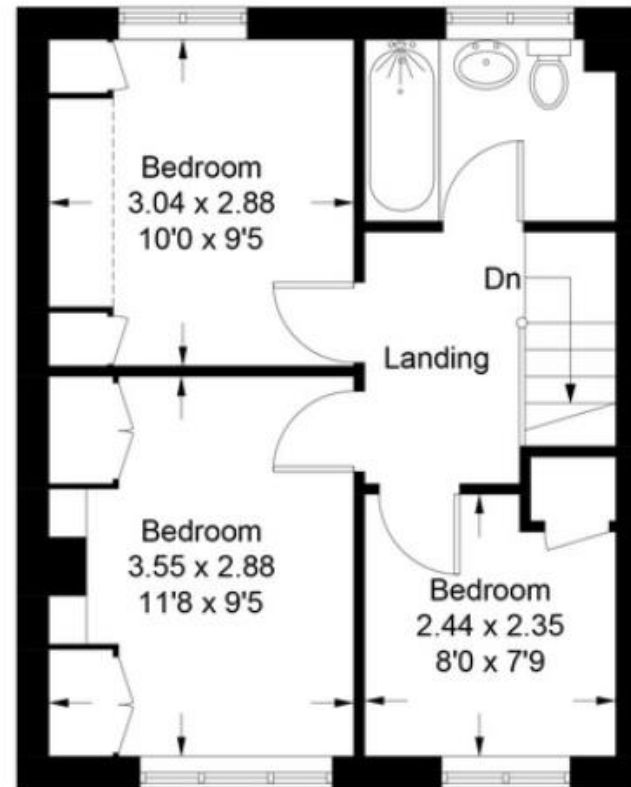
**SITUATION:** North Salts is situated on a popular cul-de-sac just a short walk from the centre of the very charming Cinque Port town of Rye, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although the town is steeped in history, it also caters for modern life and has a comprehensive range of shopping, health and leisure facilities and has also become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a Kino cinema complex. The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue. There are a wide choice of educational opportunities nearby in both the state and public sectors and for transport, the town has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes.





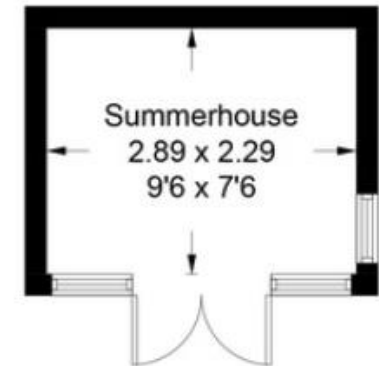
**Ground Floor - 37.0 sq m / 398 sq ft**

Approximate Gross Internal Area = 72.5 sq m / 780 sq ft  
 Outbuilding = 6.7 sq m / 72 sq ft  
 Total = 79.2 sq m / 852 sq ft



**First Floor - 35.5 sq m / 382 sq ft**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1264966)



**Outbuilding**  
 (Not Shown In Actual Location / Orientation)



The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



