



Tillingham Avenue

Rye, East Sussex, TN31



DESCRIPTION

A classic four bedroom town house well situated on a no through road within the historic Cinque Port town of Rye. The flexible accommodation requires some improvement and spans over three floors. To the ground floor there is an entrance hall, sitting room, dining room, kitchen and bathroom. There are 2 bedrooms to the first floor and 2 further bedrooms to the second floor. This property also benefits from gas fired central heating and gardens. No forward chain.

LOCATION

This property is situated in an enviable position a short walk away from the centre of the charming and Historic Cinque port town of Rye. Rye has a charming historic citadel with many cobbled ways, a bustling quayside with numerous antique shops, restaurants, public houses and a pretty church dating back to the 1100s. The house is a short walk away from Rye Railway station allowing access to the surrounding towns of Ashford and Hastings.

Services: Mains electricity, water, gas and drainage.

Tenure: Freehold

EPC: E

Council Tax: Band D

Local Authority: Ashford Borough Council

Flood Risk: Low (rivers and the sea) Very Low (surface water) (source Gov.UK)

Mobile Phone Signal: Yes

Broadband: Superfast 69 mbps / Ultrafast 1800 mbps (source OFCOM)

Ref:R1725





Entrance Hall

Stairs to first floor. Radiator.

Sitting Room

Radiator. Fireplace with black surround and hearth.

Dining Room

exposed brick chimney breast and fireplace with wood burning stove. Under stair cupboard. Radiator.

Kitchen

Wall and floor mounted kitchen storage units with work surface and tiled splash backs. Stainless steel sink with mixer tap and drainer. Integrated electric oven and 4 plate electric hob with recycler and light over. Space for a washing machine and fridge freezer. Recessed ceiling spotlights.

Bathroom

White suite comprises low level close coupled wc, pedestal wash hand basin, panel bath with mixer tap and spray. Radiator. Extractor fan. Access to roof void. Built in cupboard with shelving.

Stairs to first floor Landing

Radiator. Stairs to second floor.

Bedroom

Exposed floorboards. Radiator.

Bedroom

Radiator.

Stairs to second Floor

Bedroom

Velux window to the rear.

Bedroom

Dormer window to the front.

Rear Garden

Fully enclosed and mostly brick paved with shingle areas. Outside tap. Gate providing pedestrian access to the side.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

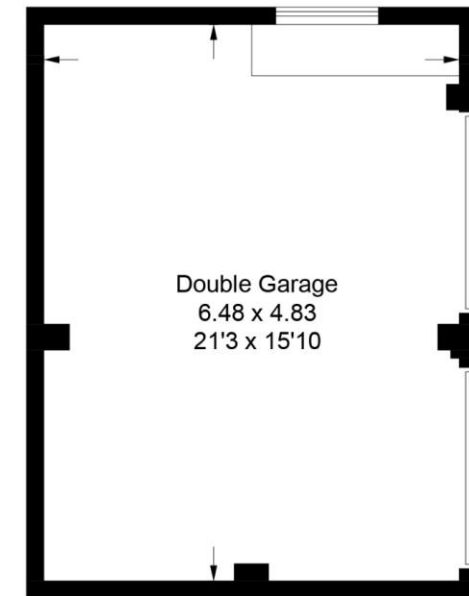
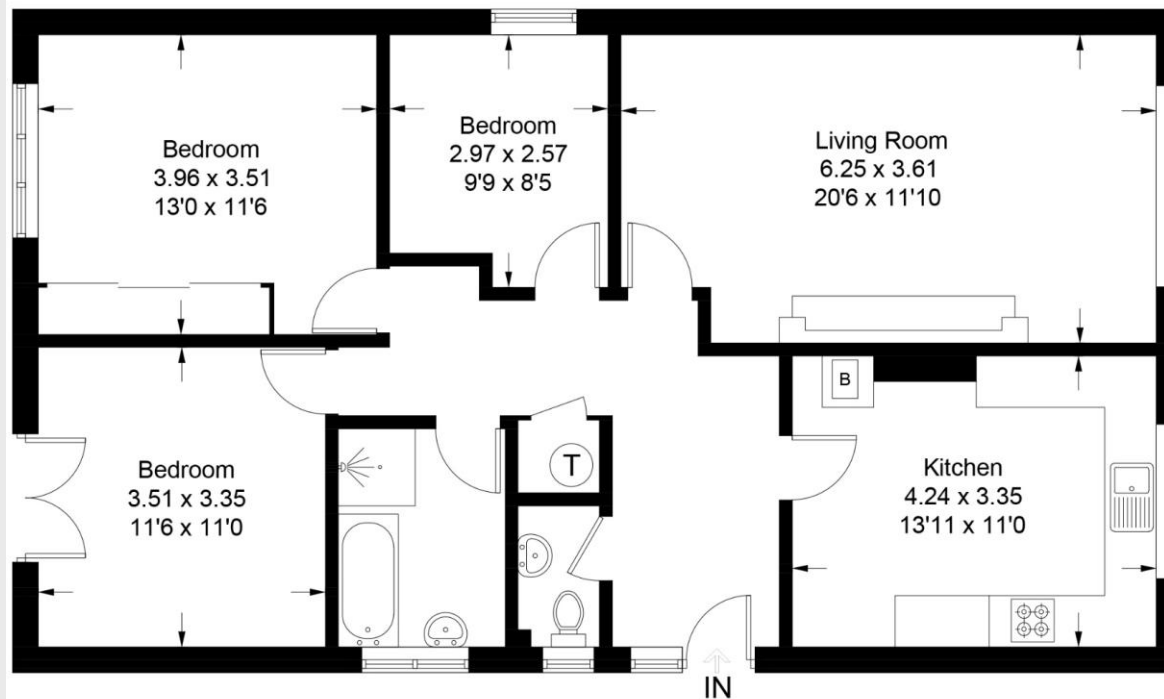
Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.





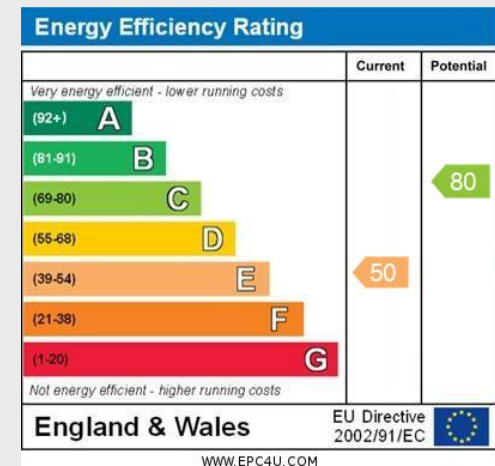
Approximate Gross Internal Area = 93.7 sq m / 1009 sq ft
Double Garage = 31.5 sq m / 339 sq ft
Total = 125.2 sq m / 1348 sq ft



(Not Shown In Actual Location / Orientation)

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.

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