RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

Old Wheelwrights Main Street, Rye, East Sussex TN31 6NB

£2,200 Per Month

A beautifully presented extensively renovated 4/5 bedroom detached Grade II listed period home occupying a prime central position of Northiam Village providing immediate access to the popular amenities available. Principal accommodation comprises a well-lit kitchen / breakfast room complete with appliances, separate double aspect dining room with French doors to the rear terrace and garden, spacious main living room with exposed joinery and inglenook fireplace and well appointed ground floor bathroom with large shower and freestanding bath. To the first floor are two generous double bedrooms to the front and additional bedroom to the rear with outstanding rural views. To the second floor are two optional bedrooms or potential study / hobby rooms. Externally the property enjoys a recently landscaped and private rear garden with large Indian sandstone paved terrace enclosed by high level close board fencing, access to garden store and ample off road parking to the rear. Northiam Village benefits from two convenience stores, award winning Doctor's surgery, well regarded Village Primary School, Opticians, Dentist surgery, popular Bakery and Hardware store. Further High Street Shopping is available and Tenterden and Rye just a short Drive away. EPC rating D & Council tax band F.
Terms: £2538 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

Kitchen / breakfast room
17'7 x 9'4 (5.36m x 2.84m)

Living room
13'6 x 12'2 (4.11m x 3.71m)

Dining room
14'8 x 8'6 (4.47m x 2.59m)

Ground floor bathroom
8'6 x 5'7 (2.59m x 1.70m)

Stairs and landing

Bedroom 1
14'8 x 10'5 (4.47m x 3.18m)

Bedroom 2
14'7 x 9' (4.45m x 2.74m)

Bedroom 3
11'6 x 9'2 (3.51m x 2.79m)

Stairs to second floor accommodation

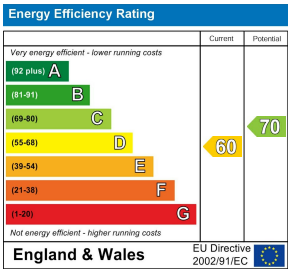
Bedroom 4 / office
16' x 11'1 restricted headroom (4.88m x 3.38m restricted headroom)

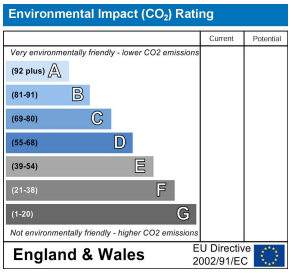
Bedroom 5 / Office
11' x 9' restricted headroom (3.35m x 2.74m restricted headroom)

Rear garden

Garden store

Agents notes
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/
According to the gov.uk website the property is located in very low risk of flooding from Rivers , sea and surface water.





RUSH WITT & WILSON

The Property Ombudsman

Relocation agent network

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