

RUSH WITT & WILSON

32 Cadborough Cliff, Rye, East Sussex TN31 7EB
£1,700 Per Month

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

Rush Witt & Wilson are pleased to offer a detached family home in a favoured residential area on the outskirts of Rye. The property benefits from a good size garden and stunning uninterrupted views over farmland towards the sea. EPC rating E. Council Tax Band E.

The spacious, versatile and well presented accommodation comprises living room, dining room, kitchen, and cloakroom. There are three first floor bedrooms and a shower room. Terms £1961 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
The property occupies an elevated position towards the outskirts of the town yet within walking distance of the centre.

Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

There is primary and secondary schooling in the town, weekly farmers' / general markets and a sports centre with indoor swimming pool.

A railway station offers regular services to the city of Brighton in the West and to Ashford where there are connecting, high speed, services to London.

Living Room

Dining Room

Kitchen

Ground Floor Cloakroom

First Floor

Bedroom

Bedroom

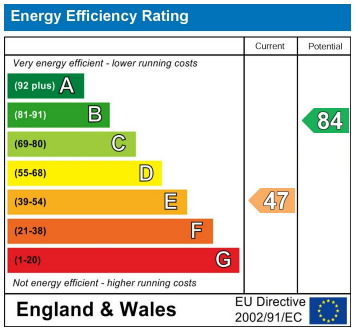
Bedroom

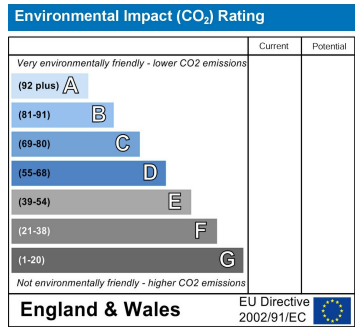
Shower Room

Garden to front and rear.

Parking

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/ According to the gov.uk website the property is located in an area at low or very low risk of flooding.













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