

2 The Firs Udimore Road, Rye, East Sussex TN31 6DG
Guide Price £400,000 - £425,000 Freehold

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Rush Witt & Wilson are pleased to offer a chain free substantial semi-detached house boasting attractive brick, weather boarded and rendered elevations beneath a tiled roof. The well presented accommodation provides a reception hallway with door leading to the living room with stripped floorboards, ceiling beams and feature fireplace with exposed brick chimney breast which leads through to a kitchen/dining room with underfloor heating, superb kitchen fitted with a range of high specification units with a range of integrated Siemens appliances and an island unit with Bora hob, inset sink with Quooker tap, door then leads to the conservatory with direct access to the rear garden. On the first floor there are three generous bedrooms, one with a modern en-suite shower room together with a family bathroom. The rear garden extends to approx. 80ft and enjoys a southerly aspect and is of good size with direct access via a personal door to the garage which is currently utilised as a home gym, the garage and parking space in front are approached via a shared driveway to the left of the property. Local amenities include a general store, bakery, active community hall which also hosts a local farmers market, public houses/restaurants and doctors surgery. The village is within an area of outstanding natural beauty surrounded undereating countryside containing many places of general and historic interest. The areas primary towns of Rye, Battle, Hastings and Tenterden are only a short drive away and offer further sporting, shopping and recreational amenities. For further information and to arrange a viewing, please contact our Rye Office 01797 224000








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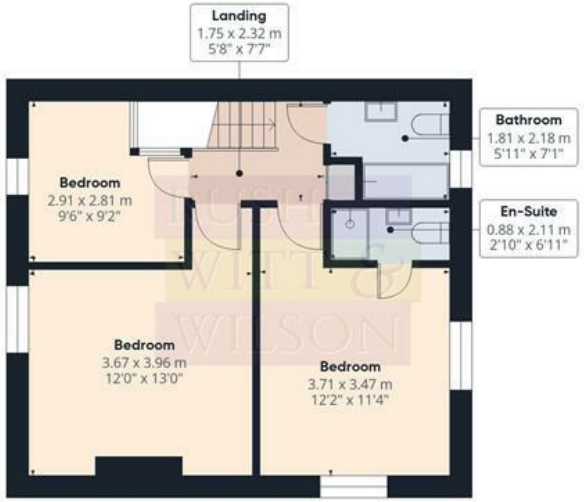

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

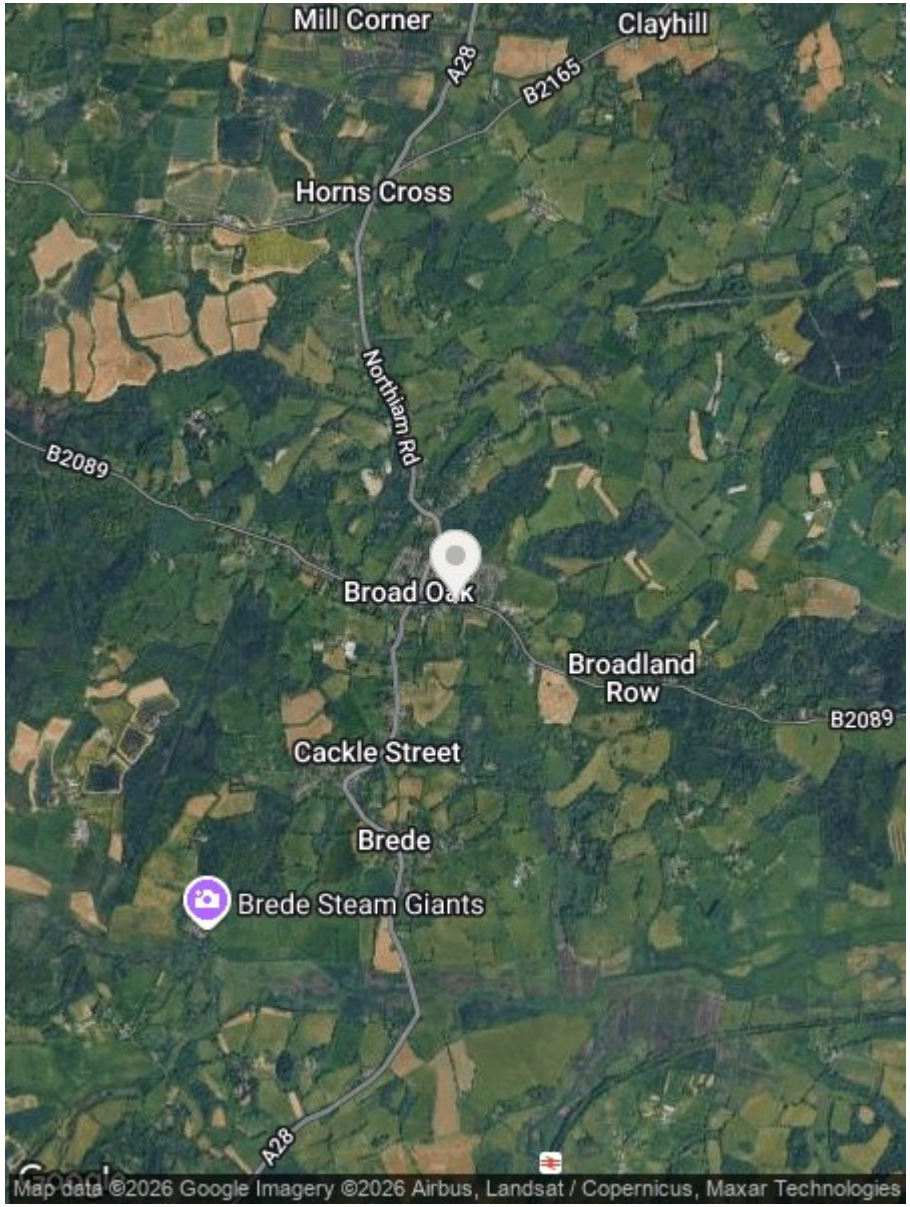
119.1 m²

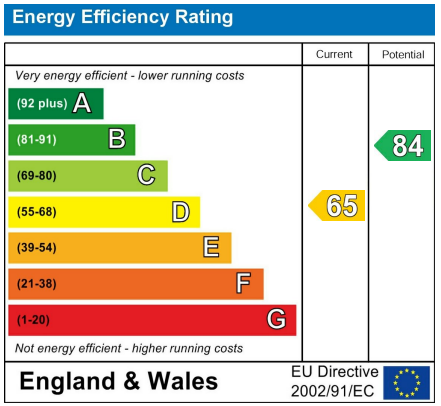
1282 ft²

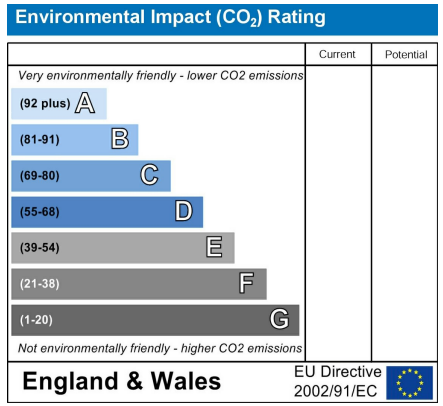
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

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