

**RUSH
WITT &
WILSON**



57 Denham Way, Rye, TN31 7XR
£289,950

Well presented semi-detached home forming part of the popular Denham Way development, the generously proportioned accommodation will appeal to a variety of buyers ideal for extended family occupation and possibly home and income purposes, subject to any necessary consents. Arranged over two floors the accommodation comprises open plan living/dining room with adjoining conservatory, kitchen, ground floor bedroom with en-suite shower room, two further bedrooms on the first floor, one with a walk-in dressing room (formally a bedroom and could be reinstated if necessary) and a bathroom. There are parking provision to the front, low maintenance gardens front and rear.

The property is being offered chain free and could be available for early occupation.

For further information please contact our Rye Office on 01797 224000.



Locality
Situating in the heart of Camber close to the famous sand dunes and accessible to the range of daily amenities afforded by the village.

The stunning coastline forms part of the Rye Bay which is also home to miles of open shingle beach which extend from a nature reserve at Rye Harbour to cliffs at Fairlight. The village has become a haven for water sports enthusiasts although there are many other activities available locally including places of general and historic interest.

The ancient Cinque Port town of Rye is only a short drive away with its bustling High Street where there is an array of specialist and general retail stores which are complemented by historic inns and restaurants as well as contemporary wine bars and eateries. There is also the famous cobbled citadel, working quayside, weekly farmers' and general markets.

A railway station in Rye allows easy access to the city of Brighton in the west and to Ashford where there are connecting, high speed, services to London.

Reception Area
9'6 x 7'6 (2.90m x 2.29m)
Entrance door to the front, useful range of built-in floor to ceiling cupboards, further deep shelved cupboard.

Bedroom
9'8 x 7'11 (2.95m x 2.41m)
Window to the front.

En-Suite Shower Room
7'2 x 4'9 (2.18m x 1.45m)
Shower cubicle, wash basin, wc, cupboard housing water cylinder.

Cloakroom/WC
3'11 x 1'7 (1.19m x 0.48m)
Wash basin, wc.

Kitchen
22'8 x 7'3 (6.91m x 2.21m)
Window to the rear, fitted with a range of contemporary style cupboard and drawer base units, wall mounted cupboard, upright unit housing oven and microwave, complimenting work surface with inset sink. The room is open plan to:

Living/Dining Room
18'8 x 10'7 (5.69m x 3.23m)
Doors to the rear leading to:

Conservatory
8'11 x 8' (2.72m x 2.44m)
Tiled floor, double doors to a terrace.

First Floor

Landing
Stairs rise from the kitchen.

Bedroom
11'6 x 10'3 (3.51m x 3.12m)
Window to the rear, door to:

Dressing Room
10'3 x 6'11 (3.12m x 2.11m)
Window to the rear.

(Agents note, this was formally a bedroom and a door could be reinstated to the landing if needed).

Bedroom
12'4 x 7'7 (3.76m x 2.31m)
Window to the front, built-in wardrobe.

Bathroom
8'9 x 6'11 (2.67m x 2.11m)
White suite comprising spa bath, suspended wash basin, wc with concealed cistern, separate shower cubicle, tiled floor, heated towel rail, window to the front.

Outside

Front Garden
Hardstanding to the front providing off road parking for two vehicles, paved terrace/seating area, gated pathway to the left hand side which leads to the rear garden.

Rear Garden
Designed for ease of maintenance and being predominately decked and accessed from the conservatory, an ideal space for alfresco entertaining. There is a substantial garden store which could be suitable for use as a home office or studio, subject to the necessary consents.

Agents Note

Council Tax Band - C

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:

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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](https://rushwittwilson.co.uk/privacy-policy)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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