

**RUSH  
WITT &  
WILSON**



**111 South Undercliff, Rye, East Sussex TN31 7HW**  
**Guide Price £299,950 Freehold**

**Rush Witt & Wilson are pleased to offer a well presented mid terrace home, conventionally located for the towns amenities. The generously proportioned accommodation comprises living room, dining room, kitchen with adjoining utility area. On the first floor there are two double bedrooms and a bathroom.**

**There is a small area of garden to the front of the property and a larger southerly facing garden to the rear. For further information and to arrange a viewing please contact our Rye Office 01797 224000**



### Locality

Located on South Undercliff close to the heart of Rye, an ancient Cinque Port town on the South coast, convenient for the town centre with the railway station within walking distance.

Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool.

Rye also boasts the famous cobbled Citadel, working quayside and weekly general market.

Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there is access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

### Entrance Hall

Glazed panelled door to the front, doors off to the following:

### Living Room

13'1 x 10'2 max (3.99m x 3.10m max)

Bay window to the front elevation, feature fireplace, alcove cupboard.

### Dining Room

13'1 x 10'2 max (3.99m x 3.10m max )

Window to the rear elevation, stairs to the first floor, deep understairs cupboard, door through to:

### Kitchen

8'2 x 6'10 (2.49m x 2.08m)

Extensively fitted with a range of modern cupboard and drawer base units with matching wall mounted cabinets, complimenting solid worktop surfaces with inset butler sink, inset ceramic hob with oven beneath, integrated dishwasher, window and glazed panelled door to the side elevation.

### Utility Area

7'2 x 3'11 (2.18m x 1.19m)

Fitted with a range of cupboards and wall mounted cabinets.

### First Floor

#### Landing

Stairs rise from the dining room. Doors off to the following:

#### Bedroom

13'1 x 9'6 (3.99m x 2.90m)

Window to the front elevation.

#### Bedroom

10'2 x 10'2 (3.10m x 3.10m)

Window to the rear elevation.

#### Bathroom

6'10 x 6'10 (2.08m x 2.08m)

A modern white white comprising a P-shaped panelled bath with shower screen over, wash stand, wc, heated towel rail, window to the rear elevation.

### Outside

#### Front Garden

Small area of garden / potential hardstanding.

#### Rear Garden

Enjoying a southerly aspect terrace area abutting the rear of the property and an area of level lawn.

### 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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush,

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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>



GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.

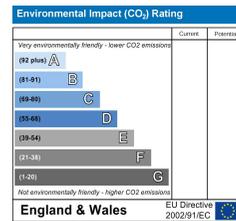
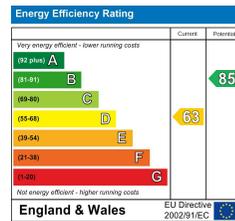


1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

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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