

**RUSH
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26 Kings Avenue, Rye, East Sussex TN31 7LX
Offers In Excess Of £400,000 Freehold

**** SOLD PRIOR TO MARKETING **** Nestled in the charming area of Kings Avenue, Rye, this delightful older-style attached house offers a perfect blend of character and modern living. Spanning an impressive 1,217 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, while the study offers a quiet area for work or study.

The house features two bathrooms, ensuring convenience for the whole family. One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this picturesque locale. Additionally, the large rear garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

With an Energy Performance Certificate rating of A, this home is not only stylish but also energy-efficient, making it a sensible choice for the environmentally conscious buyer. Kings Avenue is a sought-after location, known for its friendly community and proximity to local amenities, schools, and beautiful countryside walks.

This property is a fantastic opportunity for those seeking a spacious and versatile home in a desirable area. Do not miss the chance to make this charming house your new home.









Floor 0

Approximate total area⁽¹⁾

113.1 m²

1217 ft²



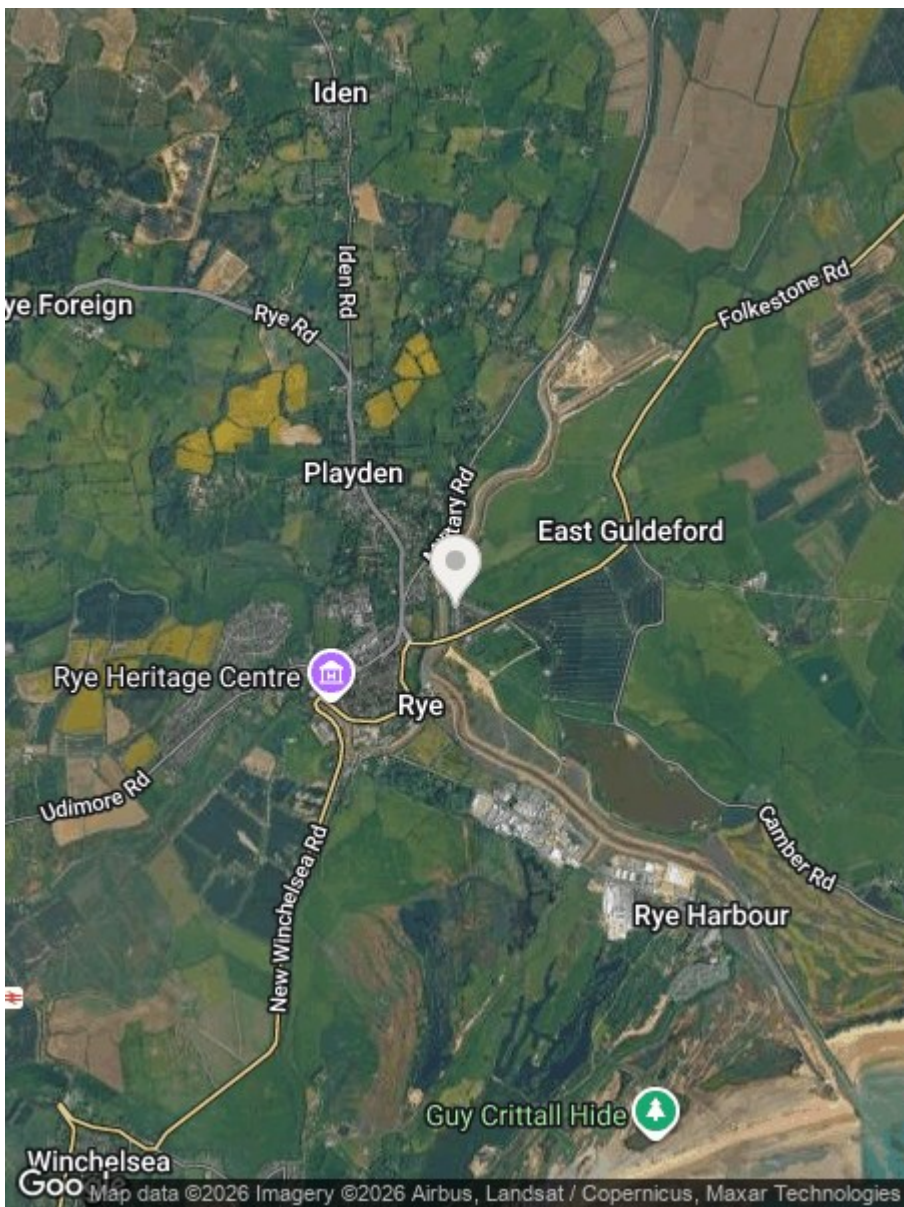
Floor 1

(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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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, 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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