

**RUSH
WITT &
WILSON**



46 Military Road, Rye, East Sussex TN31 7NY
Guide Price £320,000

****VIRTUAL TOUR AVAILABLE ON REQUEST****

Rush, Witt & Wilson are delighted to present to the market this beautifully presented two bedroom weatherboarded cottage with stunning views out over the Romney Marsh.

Found just a short walk from the centre of Rye and considered an ideal second home or holiday let, this property needs to be viewed to realise all that it has to offer.

The accommodation comprises on the ground floor, entrance porch, living room, kitchen/diner. To the first floor there are two well appointed bedrooms and a shower room.

Externally, there is a long pathway with multiple seating areas to the front, offering stunning views over the Rye Lawn Tennis Club and Romney Marsh. To the rear, the former outdoor toilet has been converted into storage and has long term potential to be used as a full time utility room. The rear garden is steep up steps but can be adapted to offer multiple seating areas, as has been done with others in the terrace.

Viewings come highly recommended via the vendors appointed sole agents, Rush, Witt & Wilson and can be arranged by contacting our Rye office on 01797 224000.

Locality
Military Road is situated a short walk from the centre of Rye, an ancient Cinque Port Town on the south coast of England. The town 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, weekly

farmers' and general market. The railway station in Rye allows easy access to the city of Brighton in the west and to Ashford where there are connecting services to London and Europe. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Entrance Porch

3'6" x 3'4" (1.08 x 1.02)
Tiled floor, window to side.

Living Room

11'6" x 11'3" (3.51 x 3.44)
Hard wood flooring, sash window to front, TV point, feature fireplace with inset log burner, tiled hearth with wooden mantel and surround, recessed shelving, radiator, beams, access to:

Kitchen/Diner

12'5" x 11'3" (3.81 x 3.45)
Hard wood flooring, space for cooker, cooker hood, range of matching wall and base units, double glazed window to rear overlooking garden, space for dining table, radiator, built in fridge/freezer, understairs storage with shelving, one and a quarter bowl stainless steel sink with side drainer.

Storage/Utility Area

6'5" x 4'1" (1.96 x 1.27)
Found externally. Housing wall mounted boiler, space and plumbing for tumble dryer.

First Floor

First Floor Landing

Accessed via carpeted stairs, doors off to the following:

Bedroom One

11'6" x 11'5" (3.51 x 3.48)
Hard wood flooring, inset fireplace with tiled hearth, wooden mantel and surround, storage cupboard with hanging rail and shelving, window to front offering views over the Romney Marsh, loft hatch, radiator.

Bedroom Two

9'6" nar to 6'11" x 9'6" (2.91 nar to 2.13 x 2.9)
Carpeted, double glazed window to rear, built-in storage cupboard with shelving and hanging rail, radiator.

Shower Room

6'3" x 4'10" (1.91 x 1.48)
Tiled floor, tiled walls throughout, heated towel rail, sink with mirror over, low level WC, shower enclosure with concealed shower valve and shower head over.

Outside

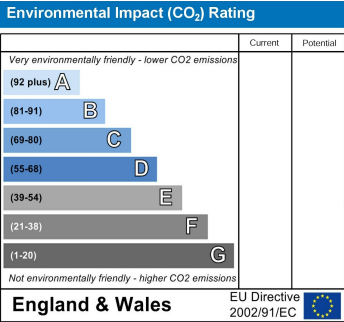
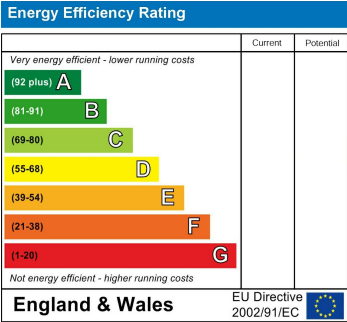
Front Garden: Long pathway leading to house, various potential seating areas, range of mature shrubs.

Rear Garden: Small patio area to immediate rear, timber sleeper steps, potential to create further seating areas.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2020



