

**RUSH  
WITT &  
WILSON**



**25 South Undercliff, Rye, East Sussex TN31 7HN  
Guide Price £315,000**

**Rush Witt & Wilson are pleased to offer this stunning character town house, conveniently located only a short walk from the town centre of Rye which offers a wonderful range of bespoke shops, coffee houses and eateries.**

**Accommodation is arranged over three floors and comprises of two double bedrooms, bath / shower room, separate cloakroom, living room, dining room and modern kitchen.**

**Southerly facing garden to the rear with paved tarrace and area of level lawn.**

**Planning permission granted for rear extension - details on request.**

**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 and sports centre.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. 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.

**Living Room**

12'9" x 11'5" (3.9 x 3.5)  
Window to the front. Open fireplace.

**Dining Room**

12'11" x 11'8" (3.96 x 3.58)  
Window to the rear. Stairs rise to first floor. Doorway to kitchen.

**Kitchen**

13'3" x 7'1" (4.04 x 2.18)  
Fitted with a range of modern cupboard / drawer base units. Complimenting worktop with inset sink and tiled surround. Ceramic hob with oven beneath and extractor over. Wall mounted gas fired boiler. Space and plumbing for washing machine and dishwasher. Window to the rear, further window and door to the side.

**First Floor Landing**

Deep walk in store.

**Bedroom**

13'1" x 11'9" (4 x 3.6)  
Window to the front. Ornamental fireplace.

**Bathroom**

8'10" x 6'9" (2.7 x 2.08)  
A white suite comprising bath, wash basin and wc. There is a separate shower cubicle. Heated towel rail. Window to the rear.

**Cloakroom**

8'6" x 2'11" (2.6 x 0.9)  
Wash basin and wc.

**Second Floor**

Stairs rise from the first floor landing.

**Bedroom**

18'4" x 10'9" (5.6 x 3.3)  
Double aspect with windows to the front and rear. Range of built in wardrobes.

**Outside**

The property benefits from a southerly facing rear garden, a brick paved pathway leads from the kitchen. There is a paved terrace ideal for alfresco dining and an area of level lawn.

**Garden Store**

8'6" x 6'6" (2.6 x 2)

**Planning Granted**

RR/2022/1258/P - Planning permission has been granted for a single storey rear extension with lean to roof over side extension and first floor extension over existing Kitchen to provide an additional bedroom.

Further details and plans available on request.

**Agents Notes**

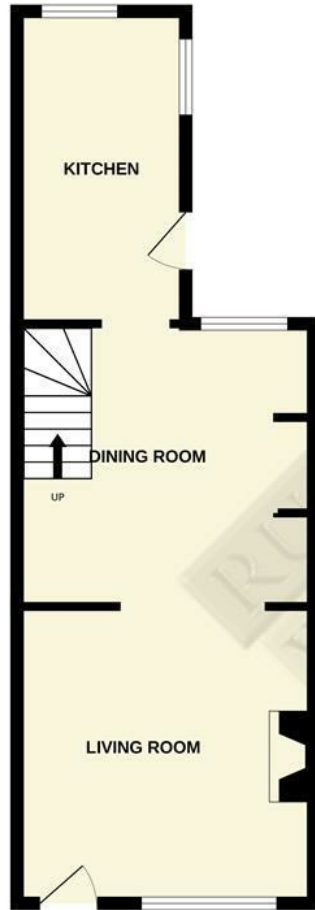
None of the services or appliances mentioned in these sale particulars have been tested.

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.

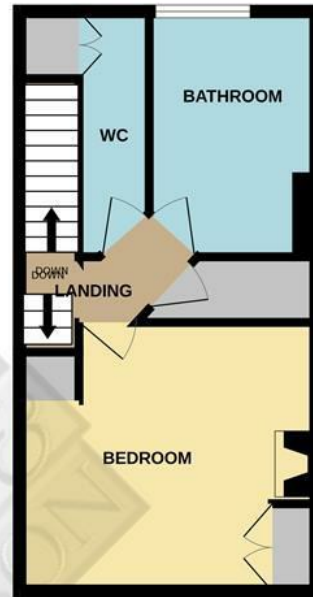
Council Tax: Band C



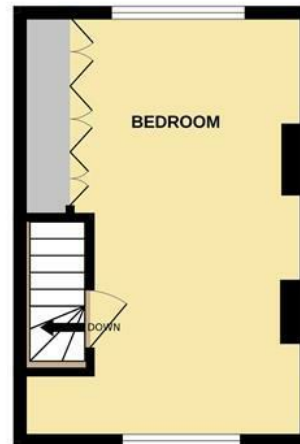
GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



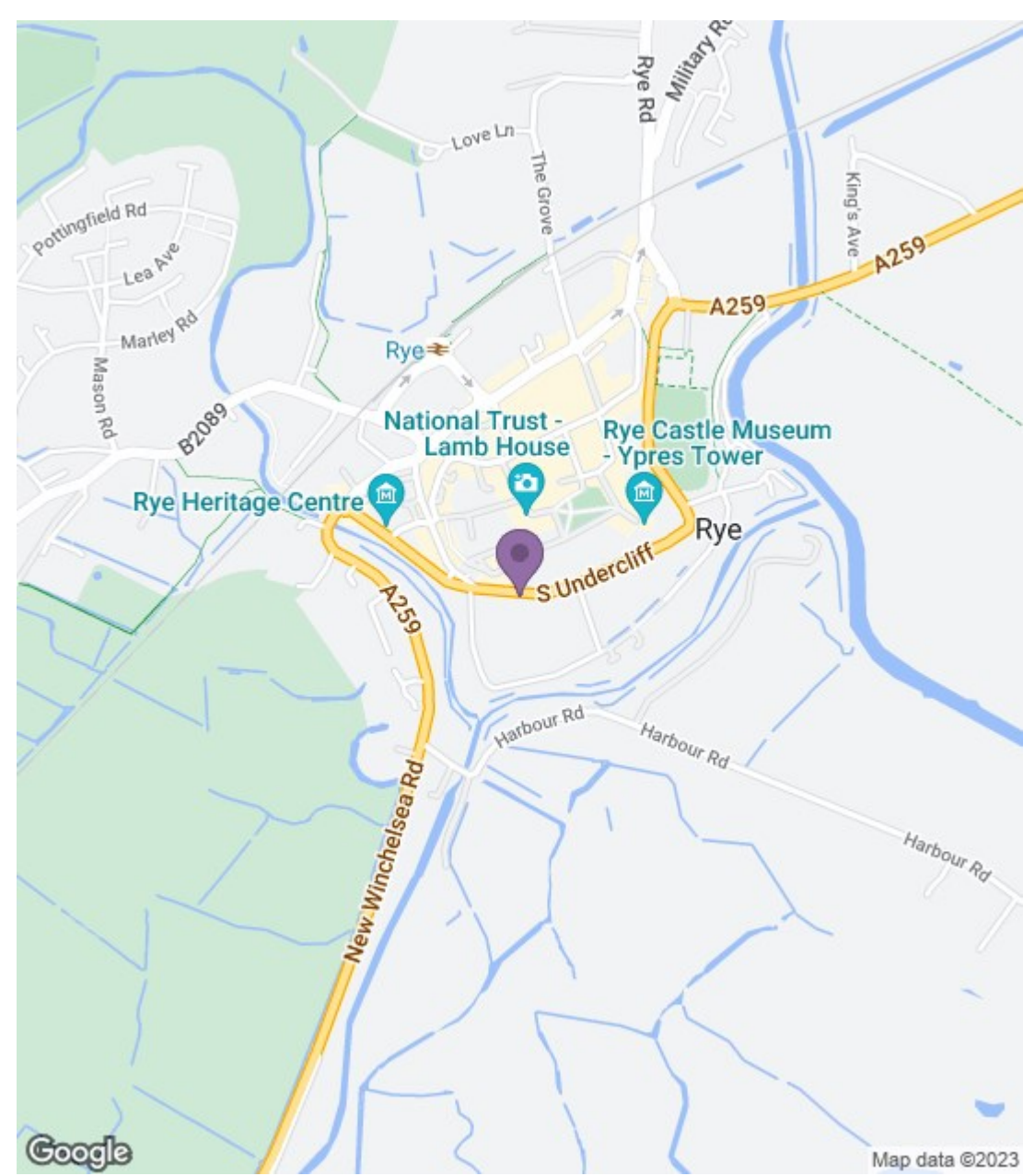
2ND FLOOR  
230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>82</b>
	<b>51</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

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