

**RUSH  
WITT &  
WILSON**



**31 The Maltings, Peasmarsh, Rye, East Sussex TN31 6ST  
Guide Price £275,000**

**Rush Witt & Wilson are pleased to offer this mid-terraced house located in the village of Peasmarsch, Rye. This delightful property boasts three bedrooms, making it perfect for a growing family or those in need of space and has the added benefit of off road parking.**

**Upon entering, there is a WC, the hallway leads into a spacious living/dining room which has access onto the garden. The living room leads into the kitchen which overlooks front garden.**

**Upstairs there are three bedrooms and a family bathroom.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000.**



**Locality**

Forming part of a residential development in the heart of the village only a short walk from the primary school and one of the public houses / restaurants.

Further village facilities include a supermarket with post office, coffee shop and pharmacy, village hall, recreation field with play area and a hotel / spa.

Rye, with its bustling town centre is only a short drive away and provides a wide range of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries.

The town also boasts the famous cobbled Citadel, working quayside, weekly farmers and general markets and a railway station giving access to Brighton and to Ashford where there are connecting high speed services to London.

Families will enjoy the relatively close proximity to the coast, the Rye Bay being made up of the famous Camber Sands and miles of open shingle beach which extend from the cliffs at Fairlight to a Nature Reserve at Rye Harbour.

**Entrance Hall**

10'10" x 6'11" (3.32 x 2.13)

Stairs rising to the first floor with under stairs storage, doors off to the following:

**Cloakroom/WC**

5'1" x 4'3" (1.56 x 1.32)

Window, low level wc, wash basin.

**Living/Dining Room**

20'5" x 13'6" (6.24 x 4.14)

Window to rear, brick fireplace currently housing an electric burner, storage cupboard.

**Rear Porch**

5'3" x 2'7" (1.61 x 0.79)

Sliding door with access onto the rear garden, door leading through to:

**Utility Room**

11'3" x 4'5" (3.43 x 1.36)

Window to side, worktop with cupboards below.

**Kitchen**

9'11" x 9'7" (3.04 x 2.94)

Window to front, the kitchen comprises matching base and eye level units, sink, space for cooker, space and plumbing for washing machine, space for fridge, wall mounted boiler.

**First Floor**

**Bedroom One**

14'0" x 9'11" (4.28 x 3.03)

Window to rear.

**Bedroom Two**

10'7" x 10'3" (3.24 x 3.13)

Window to rear.

**Bedroom Three**

9'11" x 7'6" (3.04 x 2.30)

Window to front, built in airing cupboard.

**Bathroom**

10'4" x 4'7" (3.15 x 1.40)

Window to front, bath, wash basin, low level wc, built in cupboards.

**Outside**

**Front Garden**

Mostly laid to lawn bordered by mature plants and hedging, driveway offering off road parking.

**Rear Garden**

Paved patio leading to an area of lawn edge with mature planting and hedging, gate leading to a pathway that runs behind the terraced houses.

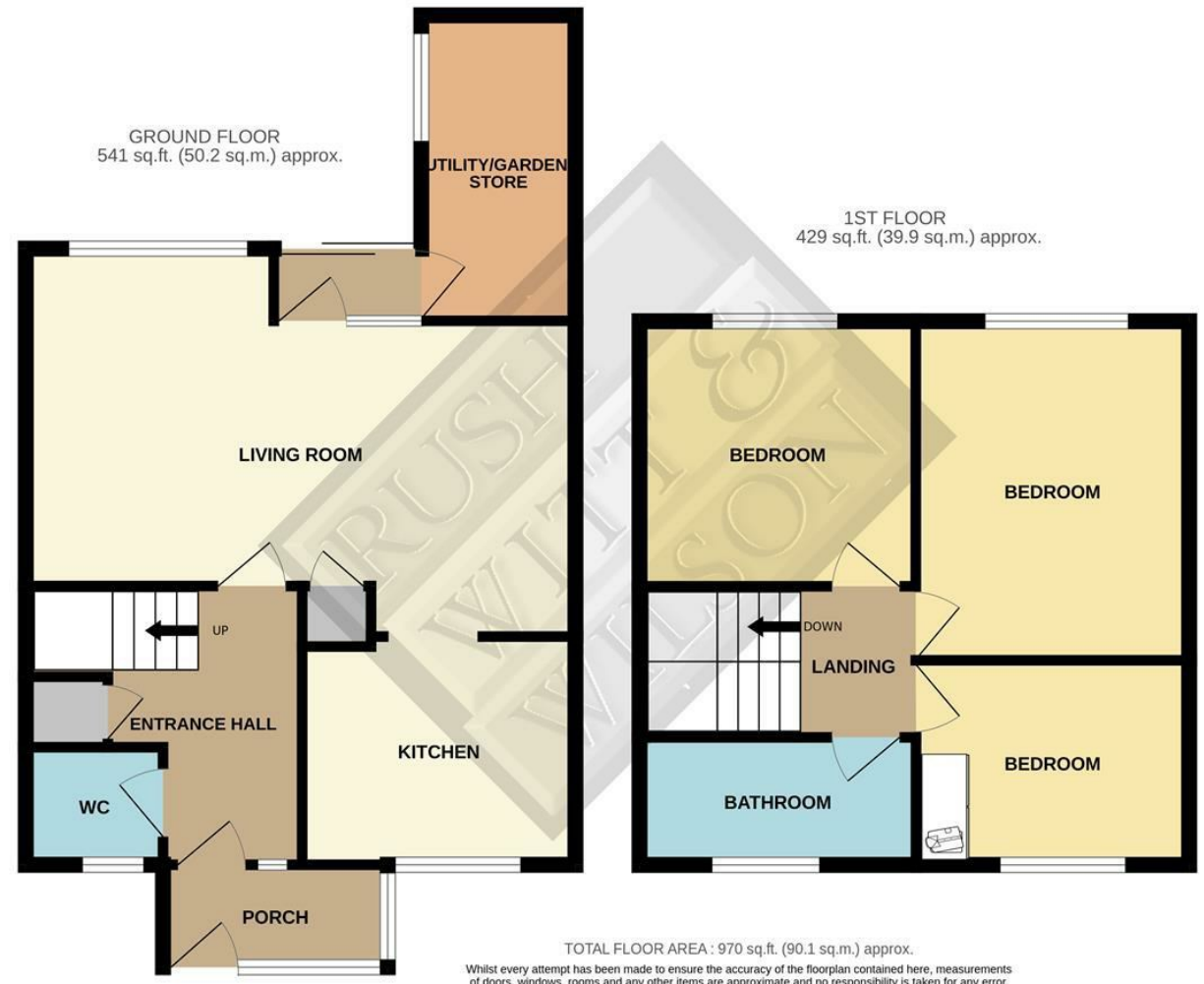
**Agents Note**

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.

Council Tax Band – C





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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		73
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(19-34)	E		
(1-18)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





**RUSH  
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Lettings & Property Management**



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