

**RUSH  
WITT &  
WILSON**



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**30 Marsh Way, Rye, East Sussex TN31 7WQ**  
**Guide Price £330,000 Freehold**

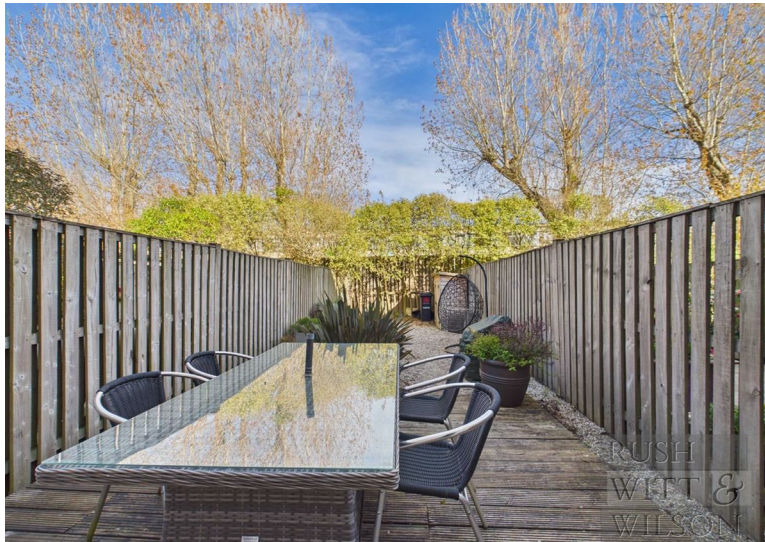
**\*\*Three Bedrooms, Two Bathrooms, Open Plan Kitchen/Dining/Living Area & Two Further Reception Rooms\*\***

**Rush Witt & Wilson are pleased to offer a well presented townhouse built in 2014, offering spacious and versatile accommodation that is arranged over three floors.**

**The ground floor comprises entrance hallway, cloakroom/wc, study, open plan kitchen and dining/ living room with direct access onto the rear garden. On the first floor a light and spacious sitting room with Juliet style balcony to the front, master bedroom with en-suite shower room. On the top floor there are two further double bedrooms and a family bathroom.**

**There is a garden to the rear which has been designed for ease of maintenance incorporating a decked terrace, beached areas and a garden shed to the rear. The property also benefits from allocated tandem parking for two cars.**

**The property is being offered chain free and could be available for early occupation, for further information and to arrange a viewing please contact our Rye office 01797 224000.**





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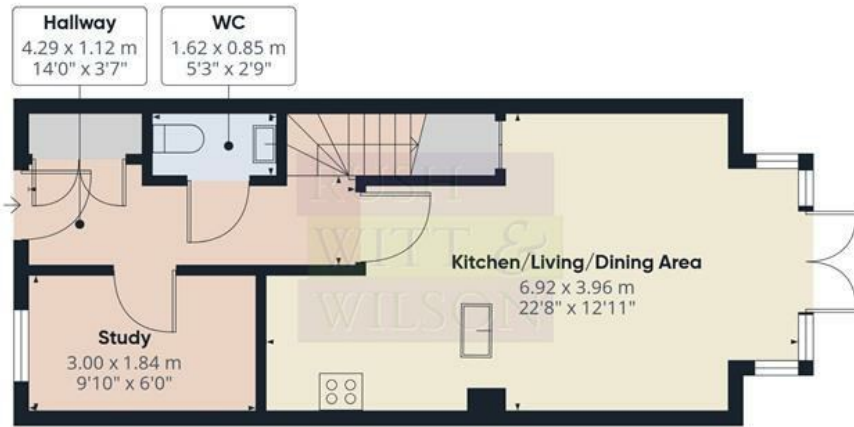
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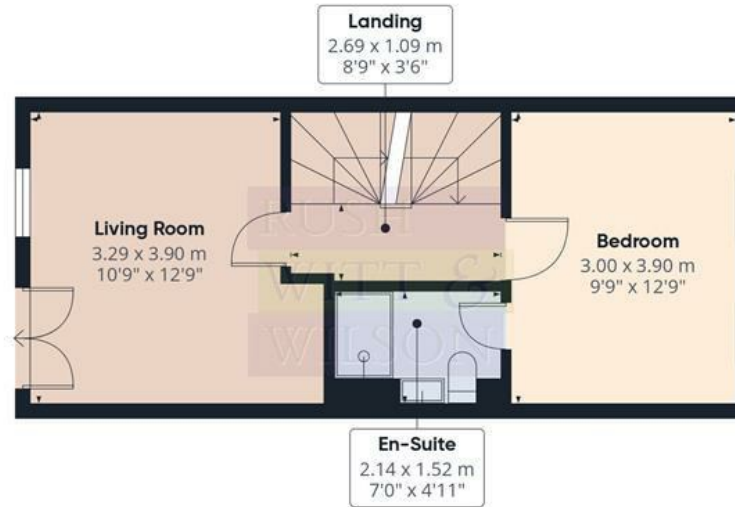
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**Floor 0**



**Floor 1**



**Floor 2**



**Approximate total area<sup>(1)</sup>**

101.8 m<sup>2</sup>  
1097 ft<sup>2</sup>

(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.

**GIRAFFE360**



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		
	67	80
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		
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - E

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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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>

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