

**RUSH  
WITT &  
WILSON**



**35 Cooper Road, Rye, East Sussex TN31 7BG**  
**Guide Price £345,000 Freehold**

Rush Witt & Wilson are pleased to offer the opportunity to acquire a semi-detached chalet style property forming part of a cul de sac, within a popular residential development towards the outskirts of Rye. The property will appeal to a variety of buyers but in particular those seeking a ground floor bedroom. The well-proportioned accommodation comprises two double bedrooms, one on the first floor, a wet room, living room with adjoining conservatory and a kitchen/dining room. There is a garden to the front, driveway for off road parking and a good size rear garden that enjoys a westerly aspect benefitting from afternoon/evening sun.

Forming part of a residential development towards the outskirts of Rye. The town centre and railway station within walking distance and offers services to the city of Brighton in the west and Ashford with connecting high speed services to London. 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, sports centre and indoor swimming pool. The town 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 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.

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









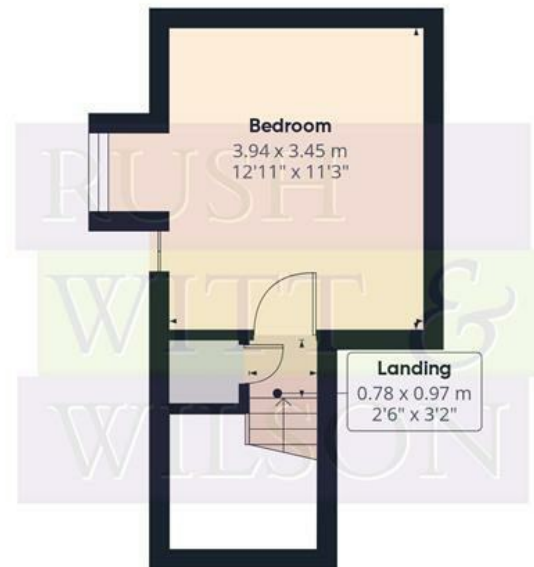
Floor 0

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

70 m<sup>2</sup>  
755 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

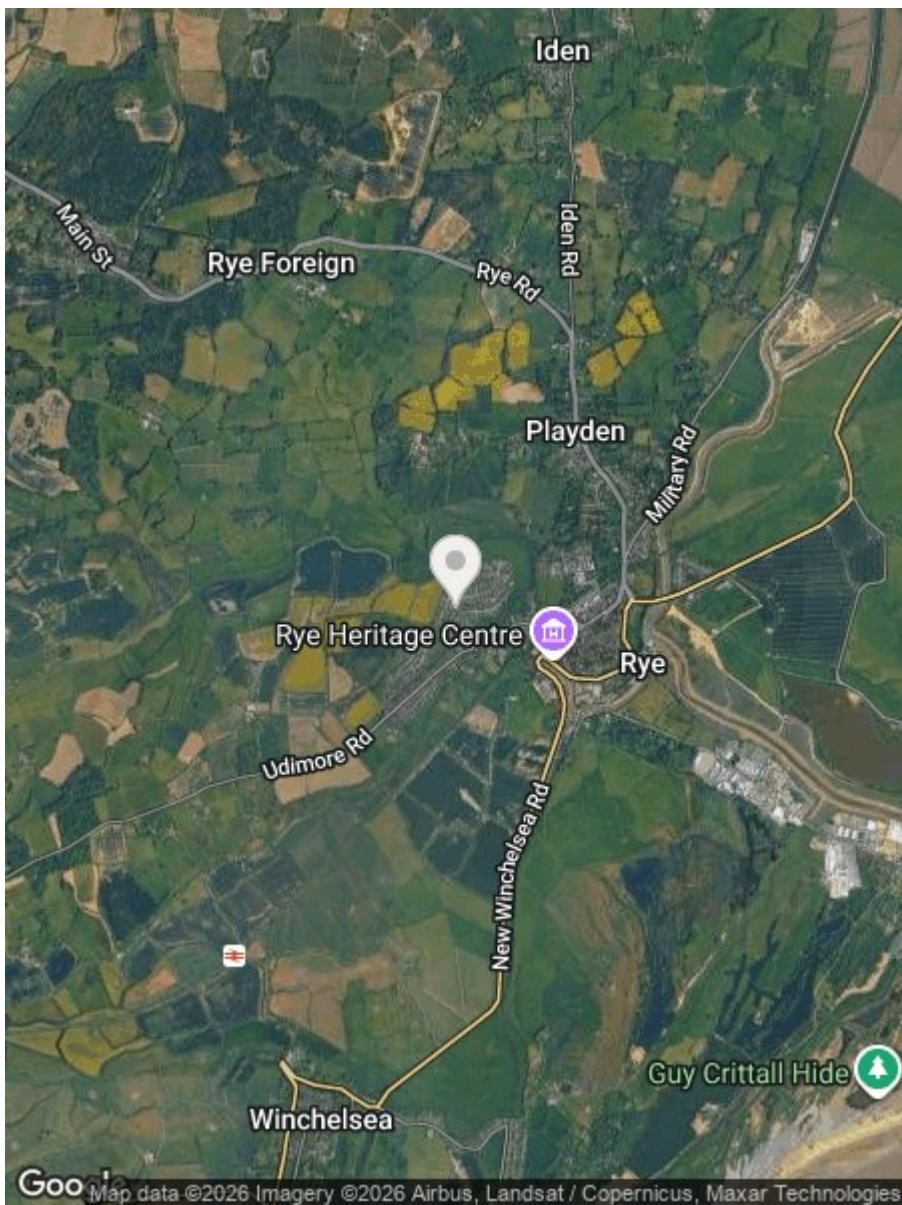
Reduced headroom

----- Below 1.5 m/5 ft

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		85
(81-91) B		
(69-80) C	72	
(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		
(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 - 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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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>

**RUSH  
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