

**RUSH
WITT &
WILSON**



**2 Forge Mews, Rye, East Sussex TN31 7DD
Guide Price £425,000**

Rush Witt & Wilson are delighted to offer this well-presented double fronted home set within a small gated cul-de-sac in the heart of Rye.

Leading from the hallway the dual-aspect living space is to the right hand side with window to front and patio doors opening out to the rear. To the left of the hallway is the kitchen/dining room with a range of fitted base & eye level units to the front and dining/snug space to the rear with patio door leading to the rear garden. The garage can also be accessed from the dining area. In the entrance hall is a separate W.C.

Upstairs to the right you will find the primary suite consisting of a bedroom with en-suite shower room, and to the left of the staircase from the landing are two further bedrooms and main bathroom.

Outside the property benefits from a garage and courtyard garden.



Locality

Situated in the heart of the Ancient Cinque Port town of Rye on the South Coast, convenient for the town centre with the railway station also within walking distance.

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 and sports centre with indoor swimming pool.

Rye also boasts the famous cobbled Citadel, working quayside and weekly market. 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 the nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Living Room

16'5" x 11'4" (5.028 x 3.472)

Double doors onto garden, window to front, fireplace.

WC

4'1" x 2'11" (1.255 x 0.911)

Toilet & Basin

Kitchen / Diner

21'9" x 10'10" (6.633 x 3.324)

A range of base and eye level units comprising built in fridge / freezer, cooker, gas hob, sink, washing machine. Door into storage cupboard and integral door into garage. Patio doors leading onto garden.

Main Bedroom

12'7" x 9'10" (3.837 x 3.006)

Window, built in wardrobe, door leading to en-suite.

En-suite

4'8" x 4'4" (1.438 x 1.333)

Window, shower, toilet, basin.

Main bathroom

10'2" x 8'1" (3.117 x 2.477)

Skylight window, bath, shower overhead, basin, toilet.

Bedroom

10'10" x 9'3" (3.322 x 2.844)

Window, loft hatch

Bedroom

13'1" x 8'4" (3.993 x 2.551)

Double aspect, storage cupboard

Garage

17'5" x 8'5" (5.32 x 2.58)

Roller door to front and rear, power and light.

Agents Notes

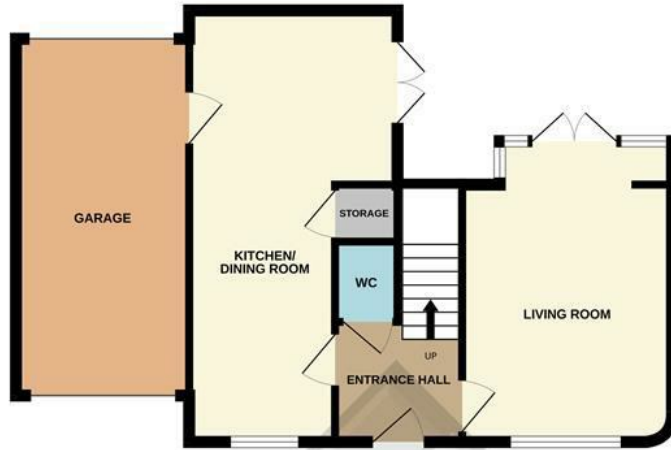
None of the services or appliances mentioned in these sale particulars have been tested.

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 D



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



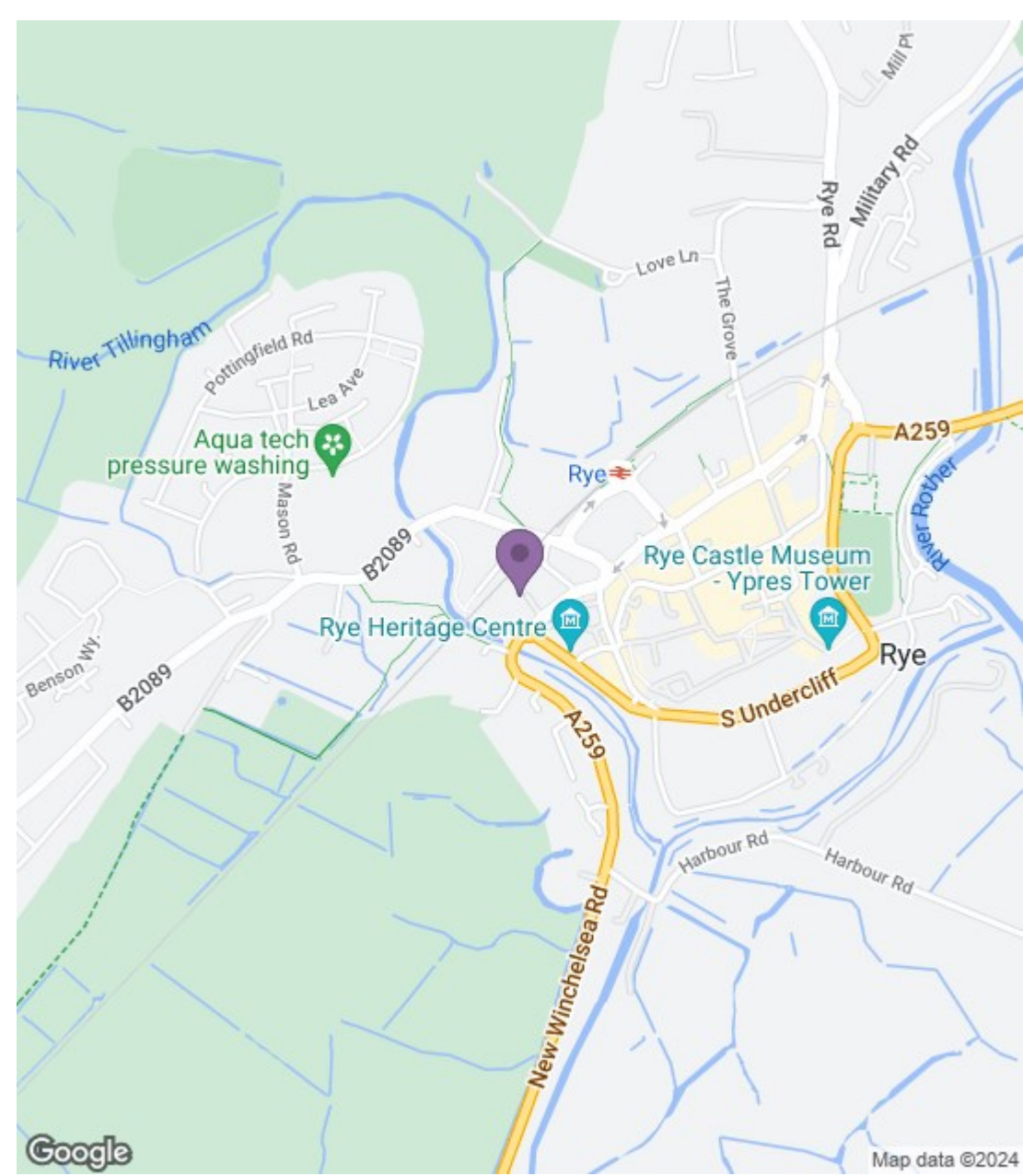
1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.1 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		74	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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