

RUSH
WITT &
WILSON



4 Ashenden Avenue, Rye, East Sussex TN31 7DU
Guide Price £435,000

Rush Witt & Wilson are pleased to offer a semi-detached home in a favoured cul-de-sac location readily accessible to the town centre and a wide range of amenities.

The well proportioned accommodation which is arranged over two floors comprises an open plan living/dining room with direct access to the rear garden, fitted kitchen, utility area and shower room on the ground floor and on the first floor there are three double bedrooms and a bathroom. There is parking to the front and garden to the rear.

Further information to arrange a viewing please contact our Rye Office 01797 224000.



Locality

The property is situated in a popular cul de sac just a short walk from the centre of Rye where a range of daily amenities will be found including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

There is primary and secondary schooling in the town, weekly farmers' and general markets and a sports centre with indoor swimming pool.

The railway station offers regular services to the city of Brighton in the West and to Ashford where there are, high speed, connections (approx. 38 minutes) to London.

Reception Hallway

Stairs rising to the first floor, under stairs storage.

Living Room

12'9" x 10'7" (3.89m x 3.25m)

Box bay to the front, open plan to:

Dining Room

10'5" x 9'1" (3.2m x 2.78m)

Double doors to the rear leading to covered decked terrace and garden.

Kitchen

10'7" x 7'10" (3.24m x 2.4m)

Extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, upright unit housing oven and grill, complimenting worktop with an inset four burner gas hob, inset sink, space and plumbing for fridge, matching wall mounted cabinets, one housing wall mounted gas fired boiler, window to the side.

Utility Room

8'0" x 7'2" (2.45m x 2.2m)

Double aspect with window to one side, door to the other, work surface with space and plumbing beneath for washing machine and dishwasher, further space for free standing appliances, wall mounted cupboards.

Shower Room

8'0" x 3'4" (2.45m x 1.02m)

Shower cubicle, wash basin, low level w/c, window to the rear.

First Floor Landing

Window to the side, access to loft space, shelved airing cupboard with hot water cylinder, doors off to the following:

Bedroom

17'6" x 8'0" (5.35m x 2.45m)

Window to the rear.

Bedroom

10'1" x 10'1" (3.09m x 3.08m)

Window to the rear.

Bedroom

13'1" max x 11'1" (4m max x 3.4m)

Box bay to the front.

Bathroom

7'3" x 6'7" (2.23m x 2.01m)

White suite comprising panelled bath with shower over, built-in unit with wash bowl, low level w/c, shelved linen cupboard, generous tiling, window to the front.

OUTSIDE

Front Garden

Hardstanding providing off road parking, pathway to the right leads to the rear garden.

Rear Garden

Of good size with a pergola covered decked terrace abutting the property access from the dining room and the garden has been designed for ease of maintenance being predominately gravelled with established shrub beds around.

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 – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



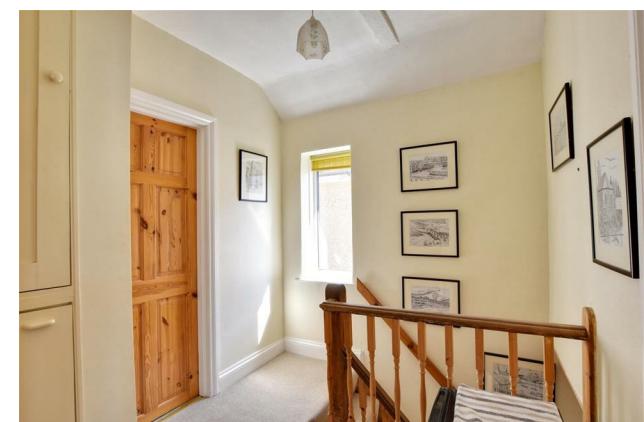
TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.

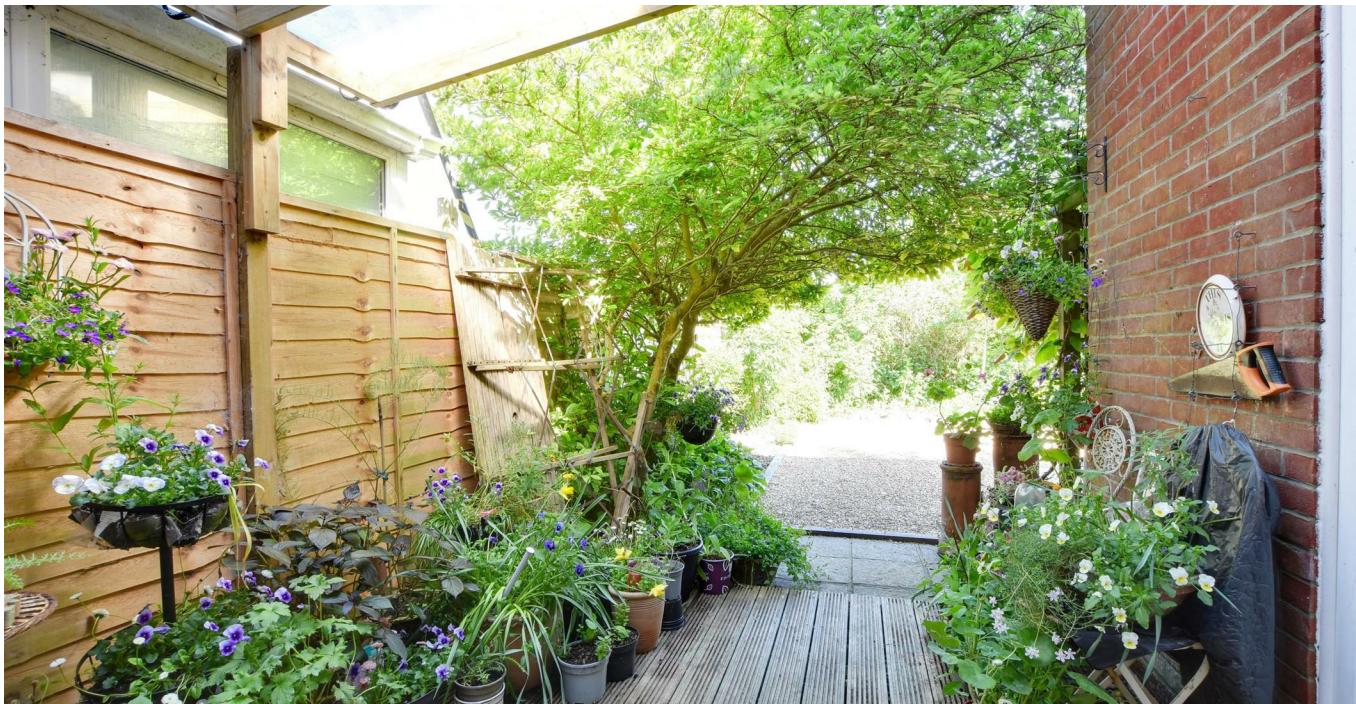
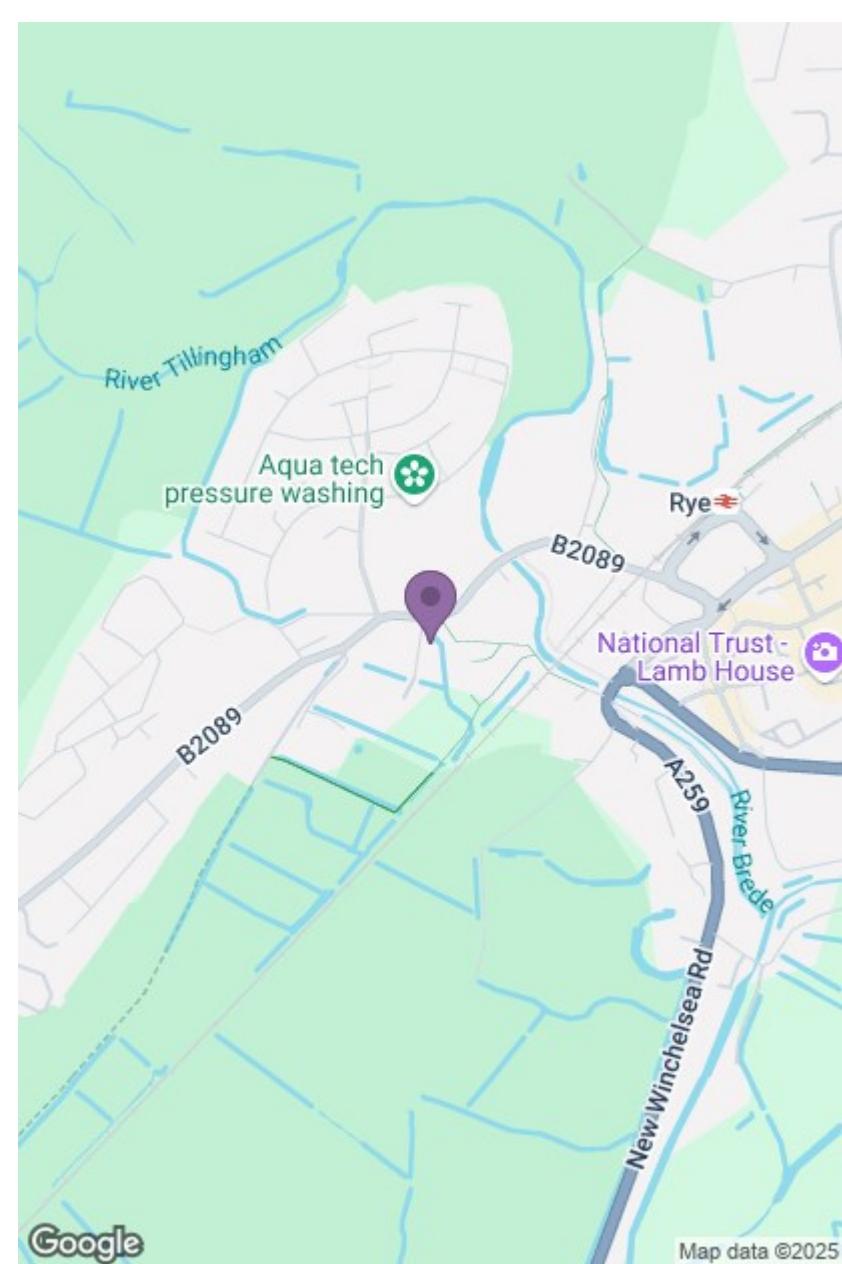
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		82
(81-91) B		59
(70-80) C		
(55-64) 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 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	





**RUSH
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WILSON**

Residential Estate Agents
Lettings & Property Management



The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk