

**RUSH
WITT &
WILSON**



**11 Western Barn Close, Rye, East Sussex TN31 7EF
Guide Price £350,000**

Rush Witt & Wilson are pleased to offer a well presented town house that forms part of a small gated development.

Accommodation is arranged over three floors and comprises two double bedrooms, bathroom, double aspect living / dining room, fitted kitchen with a range of integrated appliances and cloak room.

Low maintenance courtyard style garden to the rear. Integral garage and further parking space.

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

Locality

The property forms part of a small gated development on the southern side 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.

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

Reception Hallway

Cloakroom

6'2" x 2'11" (1.9 x 0.9)

First Floor Landing

Stairs rise from the reception hallway. Window to the front.

Living / Dining Room

22'11" x 9'0" (7 x 2.76)

Double aspect with double doors / juliet balcony to the front and window to the rear.

Kitchen

8'10" x 7'10" (2.7 x 2.4)

Extensively fitted with a range of modern cupboard / drawer base units, integrated dishwasher and washing machine, matching wall mounted cabinets, upright unit housing fridge / freezer and another with wall mounted boiler. Complementing wooded worktop with inset ceramic sink and five burner hob with oven beneath. Window to the rear.

Second Floor

Bedroom

13'1" x 9'9" (4 x 2.98)

Window to the front. Built in wardrobe.

Bedroom

9'10" x 8'10" (3 x 2.7)

Window to the rear.

Bathroom

6'6" x 5'10" max (2 x 1.8 max)

White suite comprising panel bath, pedestal wash basin and wc. Heated towel rail. Window to the rear.

Outside

Low maintenance courtyard style garden to the rear, securely walled and fenced and accessed via hallway and through the garage. Small paved terrace leads onto a level lawn bordered by established beds.

Garage

19'4" x 7'10" (5.9 x 2.4)

Up and over door to the front. Personal door to reception hallway. Further door and window to the rear. Light and power connected.

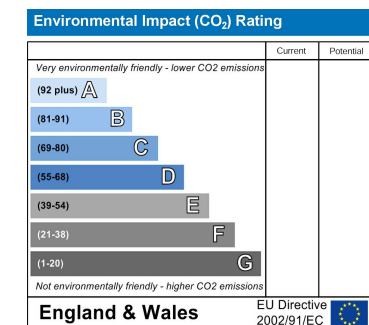
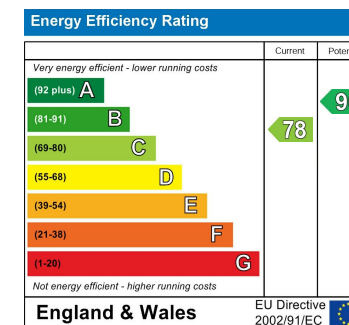
Agents Notes

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

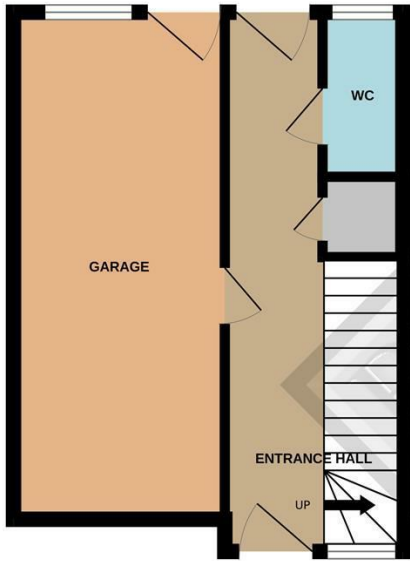
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - D

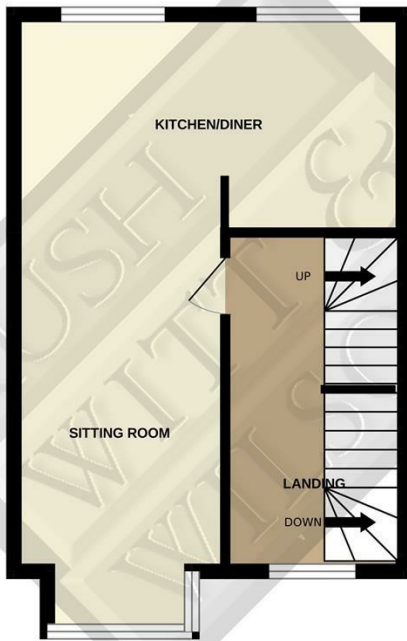
A service charge is payable, currently £150 per annum, details on request.



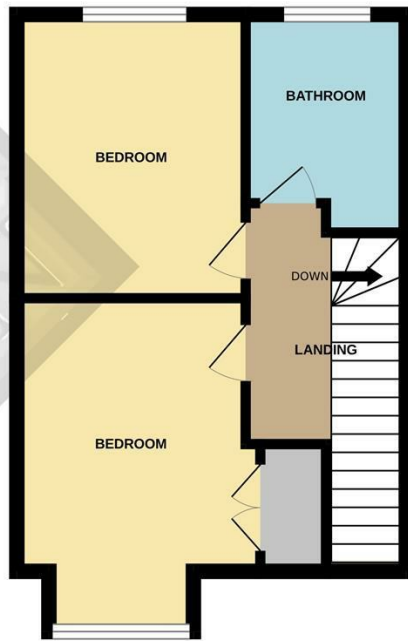
GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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