

**RUSH
WITT &
WILSON**



51 Ferry Road, Rye, East Sussex TN31 7DJ
Guide Price £650,000

LARGE FAMILY HOME WITH GENEROUS GARDEN AND PARKING FOR TWO CARS.

Rush Witt & Wilson are pleased to offer a substantial Victorian townhouse conveniently located close to the town extensive amenities.

The elegantly presented accommodation is both spacious and versatile and will appeal to a variety of buyers.

There is a large drawing room to the front with connecting door to a dining room, kitchen, boot room and cloakroom/wc.. Three bedrooms, one with en-suite shower room and a family bathroom on the first floor and two further bedrooms on the second floor.

The property benefits from a good size garden and has the advantage of off road parking at the rear.

Offered chain free the property could be available for early occupation if required, for further information please contact our Rye Office 01797 224000.



Locality
Situating in the Ferry Road Quarter of Rye close to the town centre where a range of daily amenities will be found including a supermarket, specialist and general retail stores and a fine selection of public houses, wine bars and eateries, all contributing to the cosmopolitan feel of the town.

The property gives both feeling of town centre and countryside which makes this property unique in the very heart of Rye.

Rye also offers primary and secondary schooling, weekly market and a sports centre.

There is a railway station with regular services to Brighton and to Ashford where there are connecting, high speed, services to London.

The Rye Bay is only a short drive away comprising the famous Camber Sands, beautiful shingle beach at Winchelsea and Rye Harbour where mooring and launching facilities are available.

Reception Area
12'9 x 5'0 (3.89m x 1.52m)
Door to the front.

Cloakroom/WC
5'1 x 3'0 (1.55m x 0.91m)
Low level wc, vanity wash hand basin.

Drawing Room
26'11 x 13'3 max (8.20m x 4.04m max)
An elegant room with bay window to the front, feature fireplace with tiled inset, painted mantle and surround, range of built in storage/display shelving with cupboard beneath, double doors to:

Dining Room
16'2 x 12'4 (4.93m x 3.76m)
Two skylights to the side, alcove cupboard with display shelving above, stairs rising to the first floor, door through to:

Kitchen
11'9 x 10'11 (3.58m x 3.33m)
Window to rear, fitted with a range of traditional style bespoke cupboard and drawer base units with matching wall mounted glazed cabinets, solid worktops, butler sink, integrated

dishwasher, range cooker, integrated fridge, walk in pantry, door through to:

Utility Room
11'8 x 5'7 max (3.56m x 1.70m max)
Skylight to side, solid worktop with inset sink, double cupboards beneath, space and plumbing for washing machine, space for tumble dryer.

Rear Lobby
Double doors opening onto rear terrace.

Boot Room
9'8 x 8'2 (2.95m x 2.49m)
Window to side.

First Floor

Landing
Stairs rise to the second floor, doors off to the following:

Bedroom
13'6 x 15'1 (4.11m x 4.60m)
Bay window to the front, ornamental fireplace, built in double wardrobe, door through to:

En-Suite Shower Room
9'2 x 2'9 (2.79m x 0.84m)
Shower cubicle, vanity wash hand basin, low level wc, heated towel rail, generous wall tiling.

Bedroom
11'9 x 10'8 (3.58m x 3.25m)
Window to the rear, built in double wardrobe, further storage cupboard.

Bedroom
12'11 x 9'8 (3.94m x 2.95m)
Double aspect with window to side, further doorway to the rear leading out onto a small roof terrace, range of built in cupboards housing the wall mounted gas fired boiler, walk in wardrobe with small window to the rear.

Bathroom
6'5 x 5'8 (1.96m x 1.73m)
White suite comprising panel enclosed bath with mixer tap, shower attachment and screen, low level wc, vanity wash hand basin, tiled walls, heated towel rail.

Second Floor

Bedroom
15'7 x 9'3 (4.75m x 2.82m)
Window to the front.

Bedroom
13'3 x 8'0 (4.04m x 2.44m)
Window to the rear.

Outside

Front Garden
Area of garden with low level brick wall and iron railings designed for ease of maintenance, being predominantly stable blocked with established bed containing a variety of shrubs and seasonal flowers, raised border and pedestrian path leading to the property.

Rear Garden
The garden is split into two sections, there is a paved courtyard abutting the rear of the property accessed from the rear lobby, this then leads via a shared path to a further good size area of garden with area of level lawn, cultivated areas, selection of mature trees, shrubs and plants. To the rear double gates open to a hard standing providing off road parking for two cars, this is accessed via Tillingham Avenue.

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

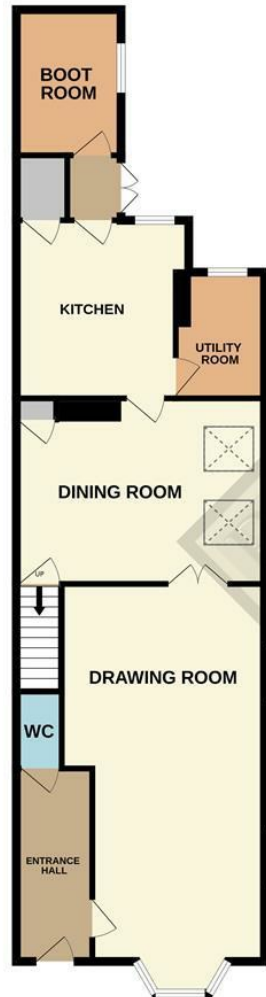
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Access to the rear is by Licence from Rother District Council. details on request.

Council Tax Band – D



GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



2ND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



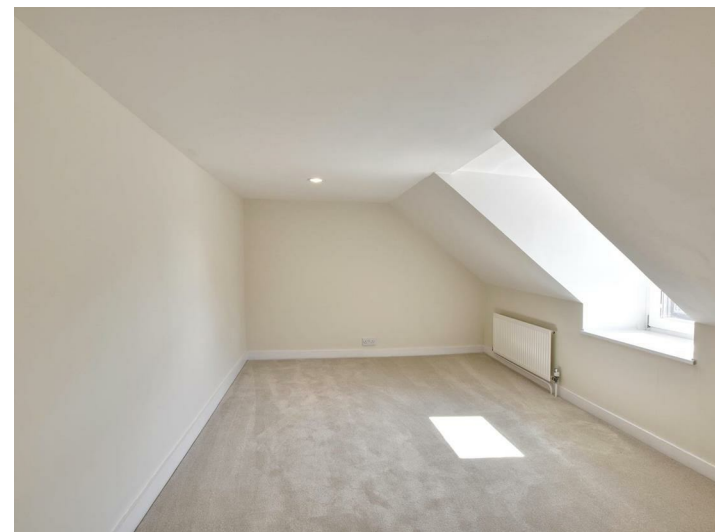
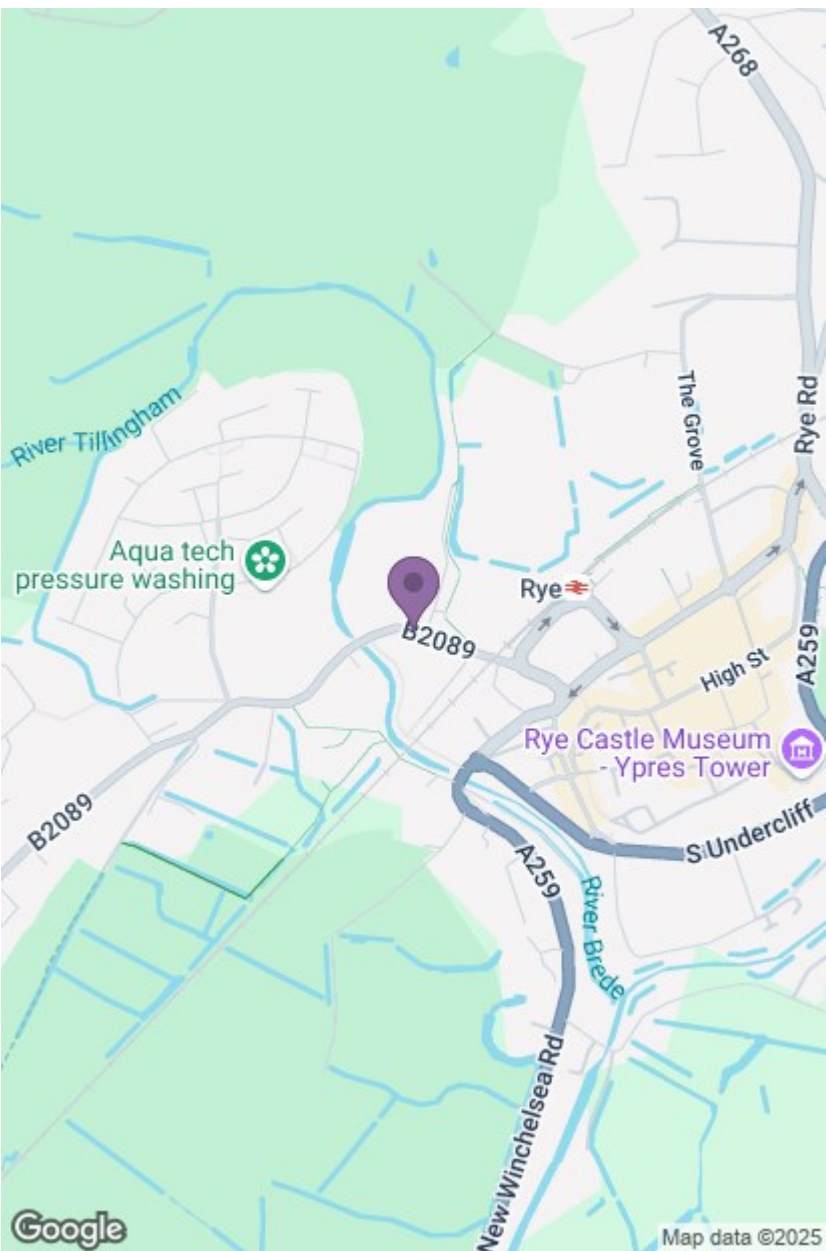
TOTAL FLOOR AREA: 1800 sq.ft. (167.3 sq.m.) approx.

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	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-40) 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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