

**RUSH
WITT &
WILSON**



75 Udimore Road, Rye, East Sussex TN31 7EA
Guide Price £445,000

Rush will & Wilson are pleased to offer a substantial semi detached villa in a favoured location close towards the outskirts of the town. The spacious and versatile accommodation is arranged over two floors and comprises of an entrance porch, hallway, dining room, further double reception room, kitchen/breakfast room, utility room and shower room. To the first floor there are three bedrooms and a family bathroom. Externally to the front there is off road parking with access to the side to a garage. To the rear there is a large spilt level paved terrace adjacent to the rear of the property with steps leading to an area of lawn. The property is offered for sale with no onward chain and could be available for early occupation. For further information and to arrange a viewing please contact our Rye office on 01797 224000.



Entrance Porch

Entrance door to front, door leading through to:

Hallway

Stairs rising to the first floor (described later), understairs cupboard, doors off to the following:

Dining Room

12'8 max x 11'2 (3.86m max x 3.40m)

Box bay window to front.

Living Room

10'11 x 24'1 (3.33m x 7.34m)

Box bay window to front, feature fireplace, double doors to rear providing views and access onto the rear garden.

Kitchen/Breakfast Room

11'4 x 8'9 (3.45m x 2.67m)

Double aspect with windows to side and rear, fitted with a range of traditional style of matching wall and base units with work surfaces over, glazed display cabinets, display shelving, breakfast bar, inset stainless steel sink with side drainer, space and point for cooker space and plumbing for dishwasher, integrated wine cooler, space and point for fridge/freezer, wall mounted gas fired boiler.

Utility Room

10'5 x 5'7 (3.18m x 1.70m)

Window to side, door to rear, space and plumbing for washing machine and further freestanding appliances.

Shower Room

9'10 x 5'11 (3.00m x 1.80m)

Window to rear, large shower cubicle, wash stand, low level wc, heated towel rail fitment, generous wall and floor tiling.

First Floor

Landing

Window to front, access to loft space, doors off to the following:

Bedroom One

13'5 x 10'11 (4.09m x 3.33m)

Double aspect with windows to front & rear.

Bedroom Two

11'6 x 9' (3.51m x 2.74m)

Window to front.

Bedroom Three

11'5" max x 8'11" max (3.50m max x 2.74m max)

Window to rear.

Bathroom

6' x 6'8 (1.83m x 2.03m)

Window to rear, white suite comprising spa bath with mixer tap and handheld shower attachment, low level wc, pedestal wash hand basin, heated towel rail.

Outside

Front Garden

Mature conifer hedging to the front, paved terrace with central raised bed, an area of hardstanding provides off road parking, shared access to the side leading to:

Garage

With up and over door.

Rear Garden

Considered to be of a good size with a large split level paved terrace adjacent to the rear of the property, courtesy door to the garage, side access, timber Summerhouse with a decked terrace, steps descend to a further area of terraced garden with an area of paving, area of lawn, substantial garden shed, pergola, variety of mature trees,

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





TOTAL FLOOR AREA: 1342 sq.ft. (124.7 sq.m.) approx.

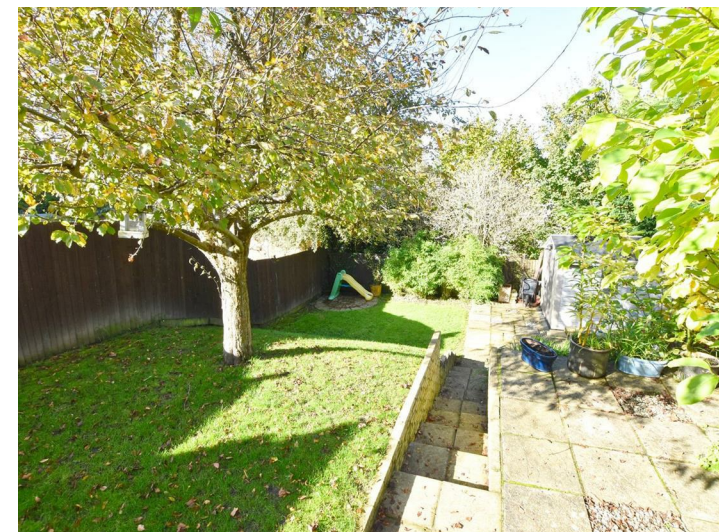
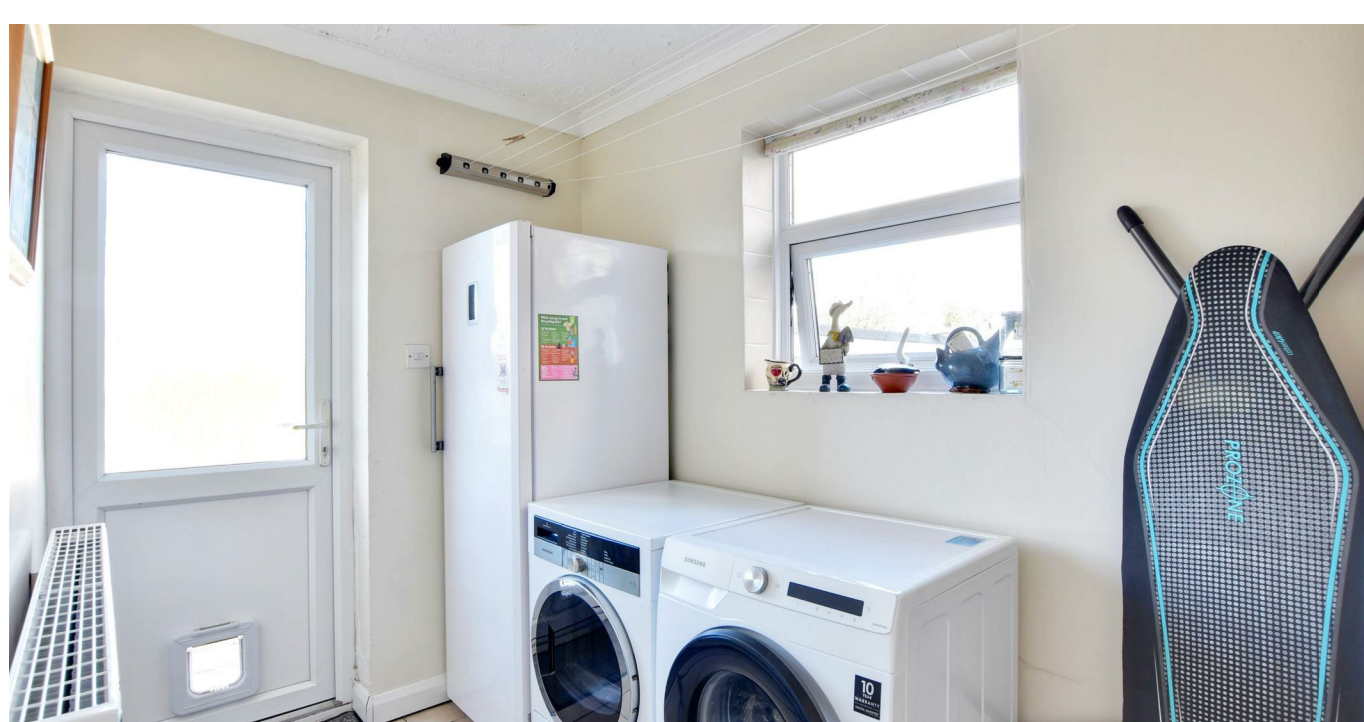
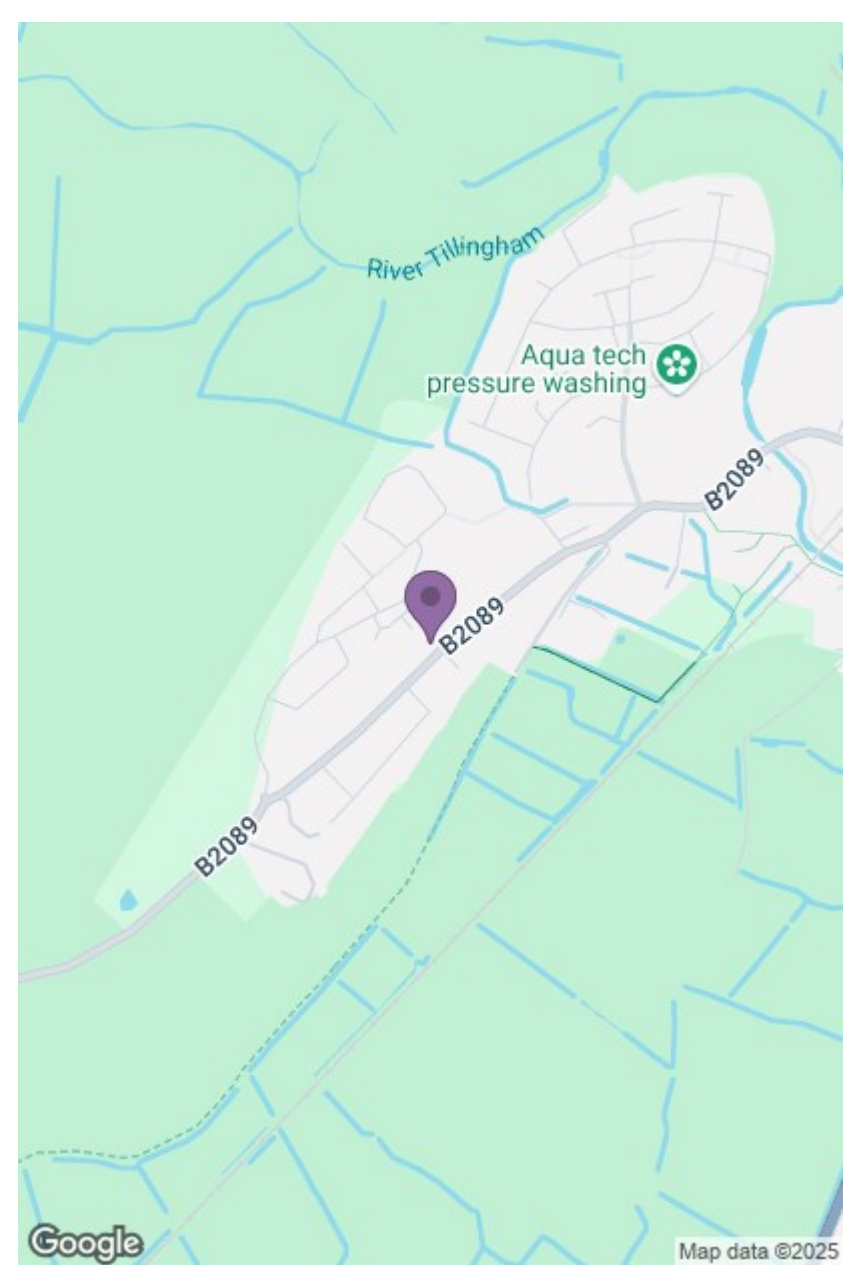
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(1-18) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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