

**RUSH
WITT &
WILSON**



**22 Kings Avenue, Rye, East Sussex TN31 7LX
Guide Price £325,000**

Rush Witt & Wilson are delighted to offer this spacious semi detached house located at Kings Avenue which is within walking distance of Rye Town. The property has the benefit of off road parking for multiple vehicles and side access to rear garden.

On the ground floor you are greeted by a living room which flows through to kitchen which overlooks the garden. There is also a dining room which has the potential to be used as a fourth bedroom and modern shower room.

On the first floor there are three spacious bedrooms, the main bedroom has the added benefit of an en-suite shower room.

The rear garden is a particular feature being of a generous size providing opportunity to enjoy the outdoors. There is a paved area, lawn, shed and mature planting. Opposite the property there is access to a recreation ground.

We highly recommend viewing, please contact our Rye office to arrange a visit on 01797 224000.



Locality

The property is situated on the edge of an ancient Cinque Ports Town of Rye of the South Coast, the Town Centre is within walking distance and has a bustling High Street with a fine selection of specialist and general retail stores, an array of historic inns and restaurants, alongside contemporary wine bars and eateries.

Rye boasts the famous cobbled Citadel, working quayside, weekly farmers / general markets and a railway station which allows access to Brighton in the west and to Ashford where there are connecting high speed services to London. Primary and secondary schooling is available in the town, along with a sports centre with indoor swimming pool.

The town is boarded by beautiful undulating countryside and a short drive away from Rye Harbour, there is a nature reserve with access to miles of open shingle beach, this forms part of the stunning coastline of the Rye bay, which is also home to the famous Camber Sands, also only a short drive away.

Entrance Lobby

Living Room

14'2 x 13'4 (4.32m x 4.06m)

Window to front, exposed stone feature fireplace, door leading through to:

Kitchen

11'10 x 8'8 (3.61m x 2.64m)

Fitted with matching wall and base level units,

space for freestanding Aga/oven, space and plumbing for washing machine, sink with window above looking onto the garden, wall mounted boiler, heated towel rail, large understairs storage area, door leading through to:

Dining Room

12' x 12'1 (3.66m x 3.68m)

Window to rear overlooking the garden.

Shower Room

8'4 x 4'6 (2.54m x 1.37m)

Window, toilet, basin. walk-in shower, heated towel rail.

First Floor

Bedroom One

13'5 x 10'5 (4.09m x 3.18m)

Window to front, fireplace, door leading through to:

En-Suite

6'10 x 4' (2.08m x 1.22m)

Window to front, walk-in shower, toilet, basin, heated towel rail.

Bedroom Two

11'9 x 8'6 (3.58m x 2.59m)

Window to rear.

Bedroom Three

8'10 x 8' (2.69m x 2.44m)

Window to rear.

Outside

Front Garden

Gated driveway bordered with hedging, area of lawn, side access leading through to:

Rear Garden

Mostly laid to lawn, paved area, path leading to a rear gate, mature planting and hedging, outbuilding.

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 – C



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



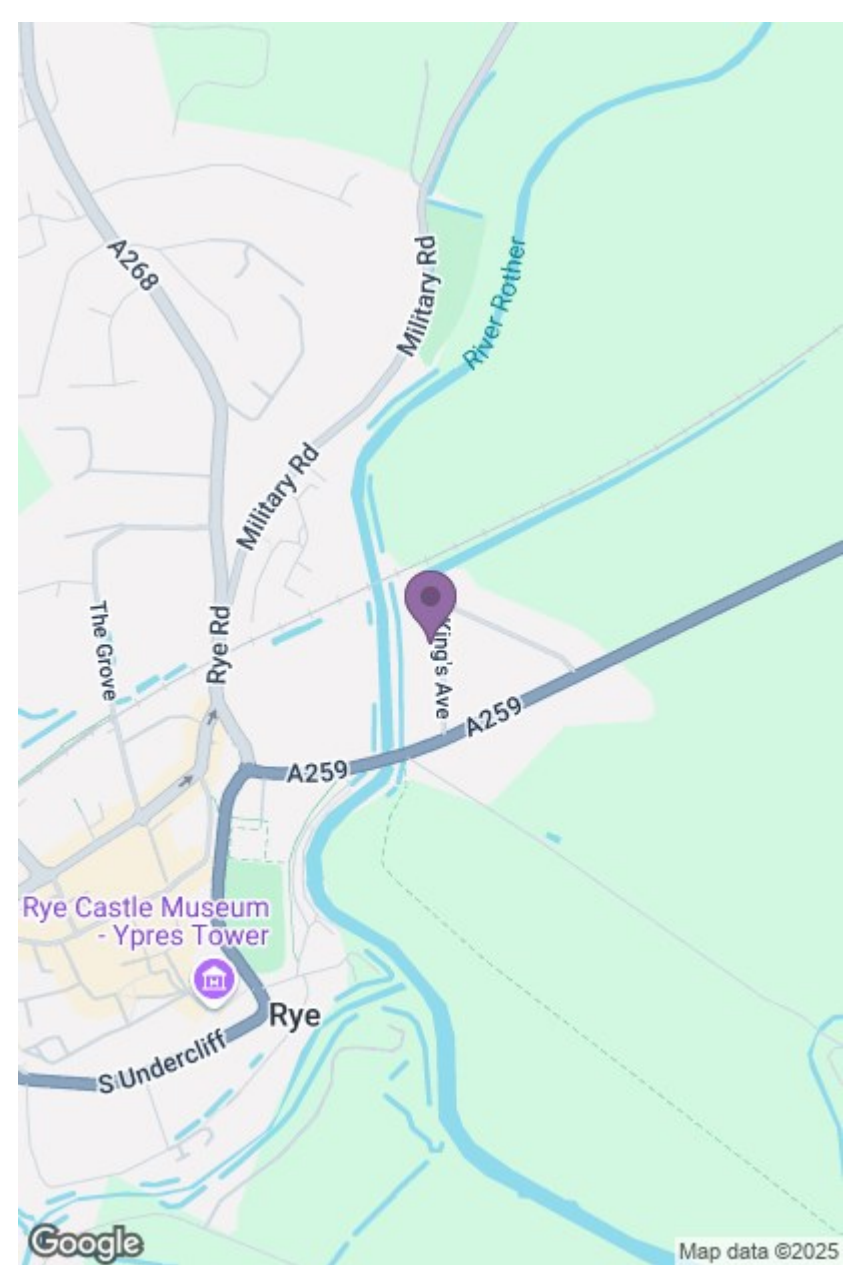
TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

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		
(81-91)	B		81
(69-80)	C		
(55-68)	D		53
(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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(19-34)	E		
(1-18)	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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