

**RUSH
WITT &
WILSON**



121 South Undercliff, Rye, East Sussex TN31 7HW
Guide Price £299,950 Freehold

Rush Witt & Wilson are pleased to offer a well presented terrace house in a favoured location backing onto allotments and only a short walk from town centre and railway station. The nicely proportioned accommodation is arranged over two floors and comprises three bedrooms, living room, separate dining room, kitchen and bathroom. Low maintenance southerly facing garden to the rear. The property benefits from gas central heating and double glazing.

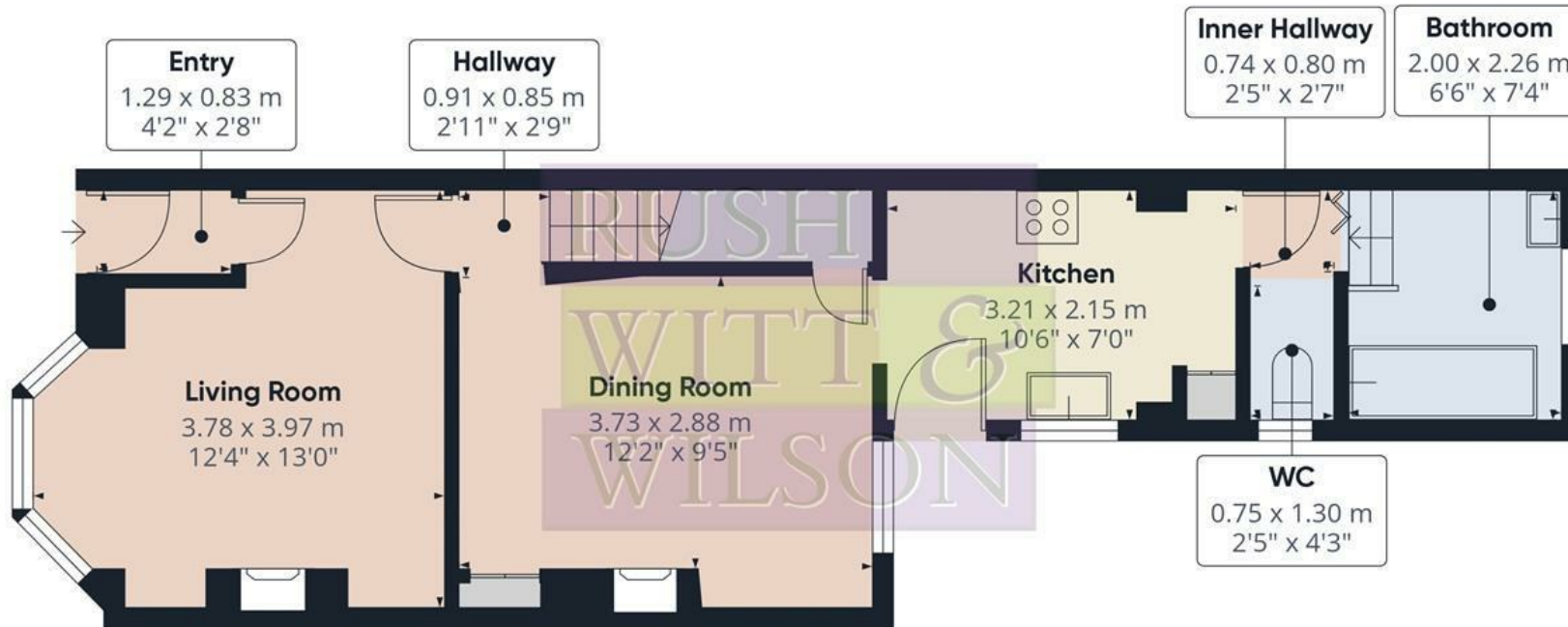
Located on South Undercliff close to the heart of Rye, an ancient Cinque Port town on the South coast, convenient for the town centre and within walking distance of the railway station. The town offers a wide range of daily amenities, the bustling high street has many specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool. Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. Beautiful undulating countryside borders the town, containing many places of general and historic interest. The railway station offers regular services to Brighton and to Ashford where there are connecting, high speed, services to London. At nearby Rye Harbour there is access, via a nature reserve, to miles of open shingle beach forming part of the stunning coastline of the Rye Bay.

For further information and to arrange a viewing please call our Rye office on 01797 224000.









Floor 0



Floor 1



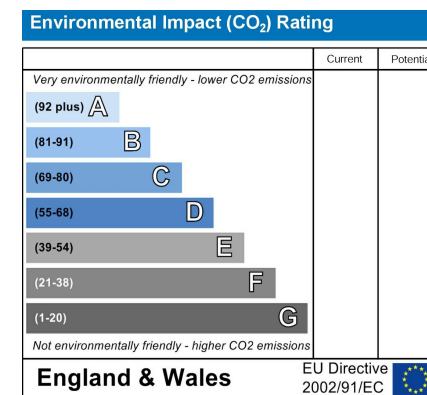
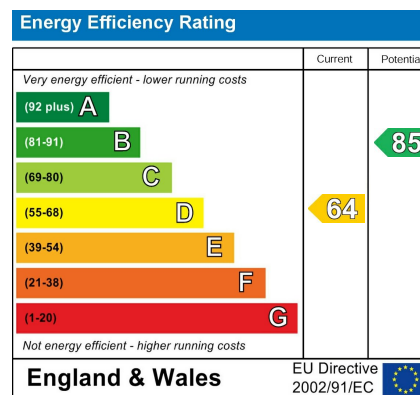
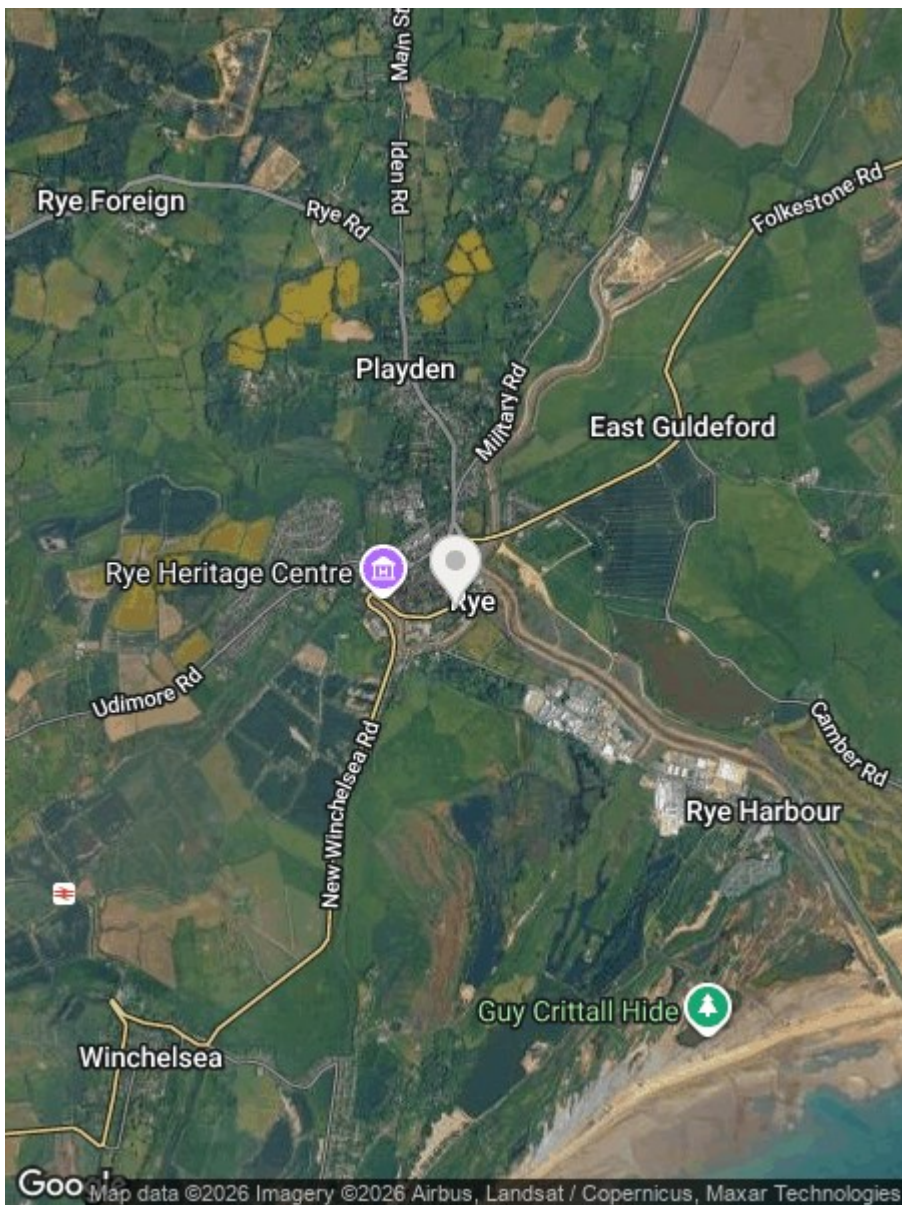
Approximate total area⁽¹⁾

70 m²

753 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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