

RUSH
WITT &
WILSON



Highfields Hilltop Drive, Rye, TN31 7HT
Guide Price £250,000 Leasehold

Rush Witt & Wilson are pleased to offer the opportunity to acquire a well presented ground floor apartment forming part of a character building, located towards the outskirts of the town.

The accommodation comprises two double bedrooms, living room with direct access to a private terrace, modern fitted kitchen/breakfast room and bathroom.

There are both private and communal gardens and an allocated parking space.

The property is considered equally suitable as a main residence, second home or investment purchase and is being offered CHAIN FREE.

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



Locality

The property is situated a short walk from the town centre where a range of daily amenities can be found including a supermarket, many specialist and general retail stores as well as a selection of public houses and restaurants. There is a primary and secondary school within the town, weekly farmers' and general markets and sports centre with an indoor swimming pool. The railway station offers regular services to the city of Brighton in the West and to Ashford where there are connecting services to London and Continental Europe.

Reception Hallway

L-shaped with glazed panelled doors to the front, doors off to the following:

Living Room

11'10 x 12' (3.61m x 3.66m)

Two windows and glazed panelled door to the rear, deep storage cupboard with shelving, door through to:

Kitchen/Breakfast Room

15'10 x 8'1 (4.83m x 2.46m)

Extensively fitted with a range of modern cupboard and drawer base units, matching wall mounted cabinets, complimenting worktop surfaces, inset ceramic hob with oven beneath and extractor canopy above, generous tiled surround, upright unit housing fridge and freezer, space and plumbing for washing machine, space for tumble dryer, breakfast bar, window to the front.

Bedroom

11'3 x 12'1 (3.43m x 3.68m)

Double aspect with windows to the side and rear elevations.

Bedroom

11'3 x 8'9 (3.43m x 2.67m)

Window to the front, cupboard housing wall mounted gas fired boiler.

Bathroom

8'1 x 6' (2.46m x 1.83m)

A white suite comprising panel enclosed bath with shower

and screen over, pedestal wash hand basin, low level wc, heated towel rail, window to the rear.

Outside

Allocated Parking

An allocated private parking space to the front.

Garden

Area of private garden designed for ease of maintenance being predominantly tile paved with a small artificial grass inset, pedestrian gate leading to the communal gardens.

leasehold info:

Lease 125 years from 1992

Service charge currently £1500 per annum.

Agents Note

Council Tax Band - B

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:

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. **Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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>



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

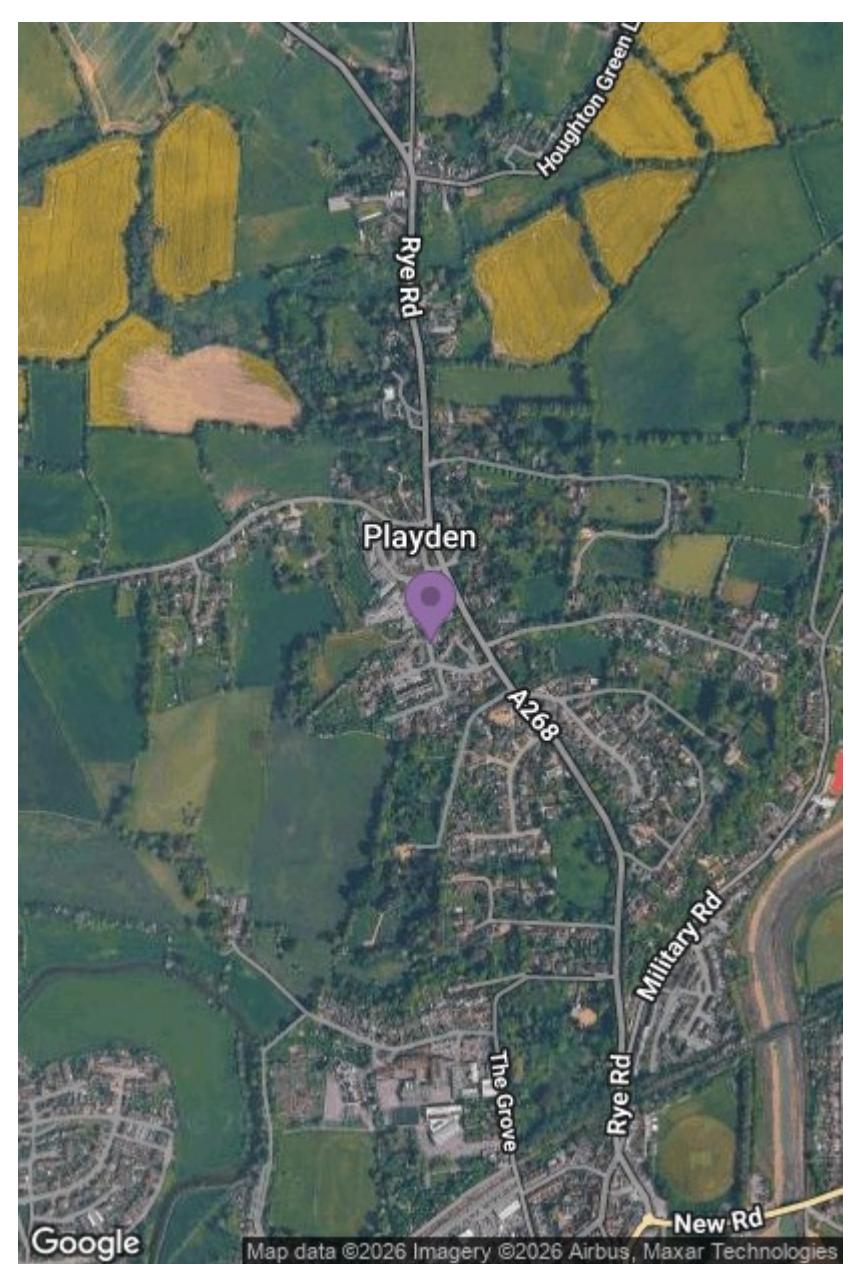
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	
(70-80)	C	
(55-64)	D	
(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 (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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