

**RUSH
WITT &
WILSON**



41 North Salts, Rye, TN31 7NU
£349,999

Rush Witt & Wilson are pleased to offer a well presented modern Georgian style home, situated on the edge of Rye Town centre within a popular cul-de-sac.

The property offers an open plan living/dining room leading to a light, modern kitchen that further leads onto a conservatory with matching kitchen units with space for utilities and breakfast bar overlooking the garden. On the first floor there are three bedrooms and a modern fitted family bathroom.

Externally to the front there is an area of lawn with planted borders and to the rear the garden comprises a mixture of patio and grass areas with raised shingle boarders, garden shed and rear gate.

North Salts is set back off of Military Road and is within walking distance of the bespoke shops, eateries, galleries and train station within Rye Town centre.



Locality

Rye offers a wide range of daily amenities including a supermarket and an array of specialist and general retail stores as well as historic interests, restaurants, pubs and a cinema. Primary and Secondary schooling are available and there is also a sports centre with an indoor pool.

The property forms part of a popular residential development towards the outskirts of the ancient Cinque Ports town of Rye and is considered to be within reasonable walking distance of the town centre and railway station giving access to Brighton and Ashford where there are connecting high speed services to London.

Entrance Hall

6'2 x 5'10 (1.88m x 1.78m)

Stairs rising to the first floor, doors off to the following:

Living/Dining Room

25'1 x 14'3 max (7.65m x 4.34m max)

Double aspect, chimney, door through to:

Kitchen

10'6 x 8'2 (3.20m x 2.49m)

Modern gloss base and eye level units comprising sink, single oven with induction hob, built in dishwasher, built in washing machine, built in fridge/freezer, under stairs storage area, window overlooking the garden, door through to:

Utility/Breakfast Room

11'11 x 7'1 (3.63m x 2.16m)

Double aspect room with matching cupboards to the kitchen, matching work surface, breakfast bar overlooking the garden, built in freezer, cupboard space, space for tumble dryer.

First Floor

Landing

Doors off to the following:

Bedroom One

11'8 x 10' (3.56m x 3.05m)

Window to front, built in wardrobes.

Bedroom Two

10'6 x 9'5 (3.20m x 2.87m)

Window to rear.

Bedroom Three

Window to front.

Shower Room

7'7 x 6'5 (2.31m x 1.96m)

Window to rear, freestanding shower, heated towel rail, toilet, basin, cupboard/worktop space.

Outside

Rear Garden

Paving and astro turf bordered by raised shingle and flower beds, timber storage shed, gate leading to the rear of the property.

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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.

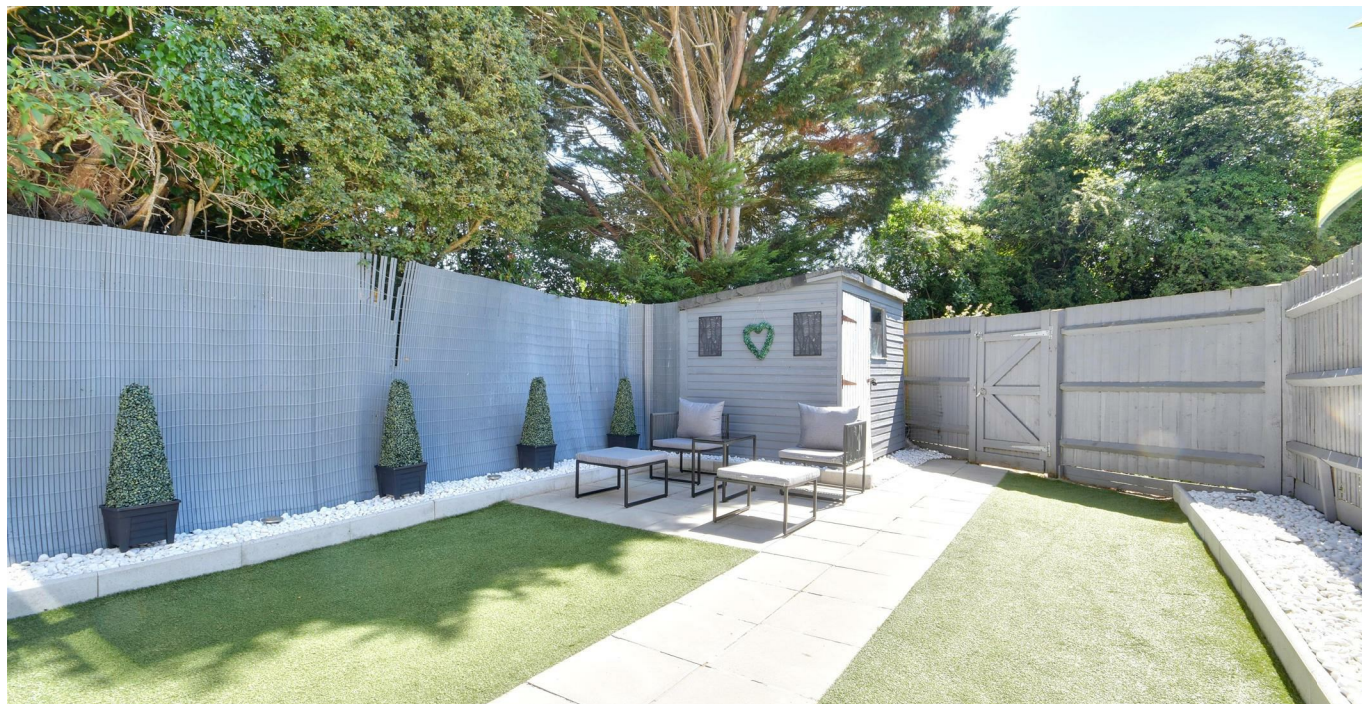
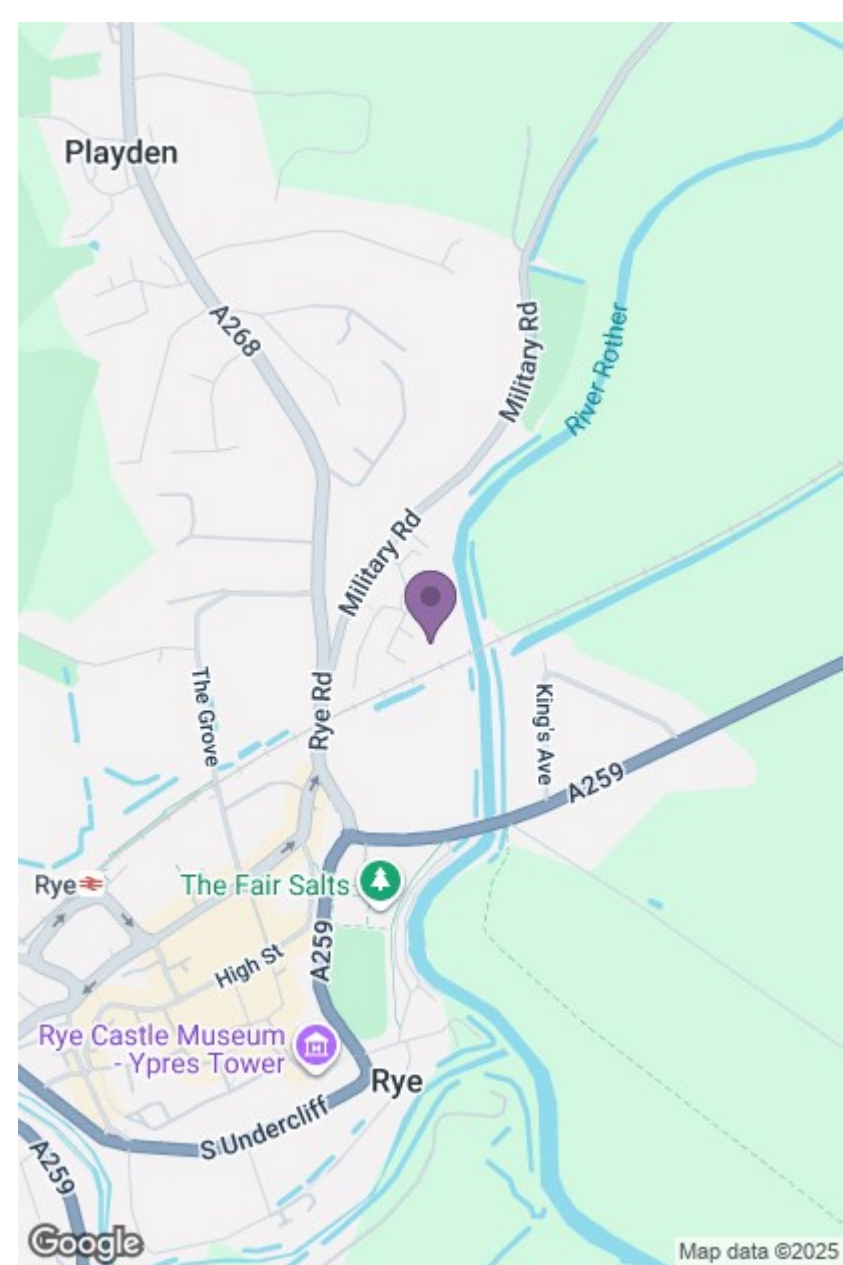


TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	80
	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			
(40-60) C			
(25-40) D			
(9-24) E			
(1-8) F			
(1-8) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



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