

**RUSH  
WITT &  
WILSON**



**6 Eider Walk, Rye, TN31 7UP  
£375,000**

**Rush Witt & Wilson are pleased to offer this well-presented double fronted home forming part of the popular Whitesand development with a southerly facing garden.**

**GREAT PROPERTY ONLY A SHORT WALK FROM THE BEACH / SAND DUNES, Offered CHAIN FREE.**

**The well proportioned accommodation is arranged over two floors and comprises double aspect living room with direct access to the rear garden, kitchen / dining room, cloakroom, three bedrooms one with ensuite shower room and family bathroom. Garage en-bloc .**

**For further information and to arrange a viewing please call our Rye Office 01797 224000.**



**Entrance / Hall**

12'11" x 6'8" (3.951 x 2.038)

Under stair cupboard, double doors onto living room, kitchen and WC, stairs rising.

**Kitchen**

17'7" x 10'3" (5.370 x 3.149)

Double aspect, modern base and eye level units comprising built in oven with induction hob above, sink with window over. Space for washing machine and dishwasher. Cupboard housing boiler.

**WC**

5'10" x 3'4" (1.797 x 1.025)

Toilet and basin

**Living Room**

17'6" x 11'8" (5.359 x 3.575)

Window to front and double doors out onto garden to rear.

**Main Bedroom**

13'3" x 7'1" (4.054 x 2.175)

Window to front, built in wardrobes, door onto en-suite

**En-suite**

10'3" x 4'0" (3.147 x 1.236)

Window, shower, toilet and basin

**Bathroom**

6'7" x 6'2" (2.031 x 1.903)

Window, toilet, basin, bath, shower overhead.

**Bedroom**

11'5" x 9'11" (3.500 x 3.037)

Window to front

**Bedroom**

11'6" x 7'4" (3.513 x 2.240)

Window to rear

**Outside**

Rear garden with large decked area and pebble display surround. The garden also has a gate leading to the garage.

**Agents Notes**

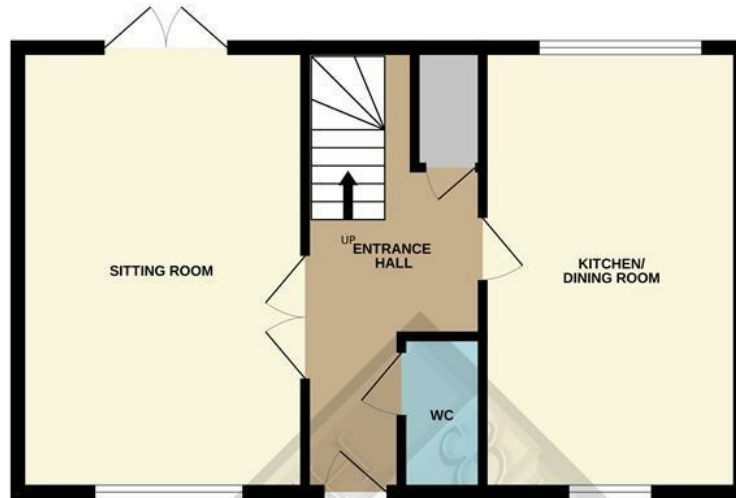
None of the services or appliances mentioned in these sale particulars have been tested.

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



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.

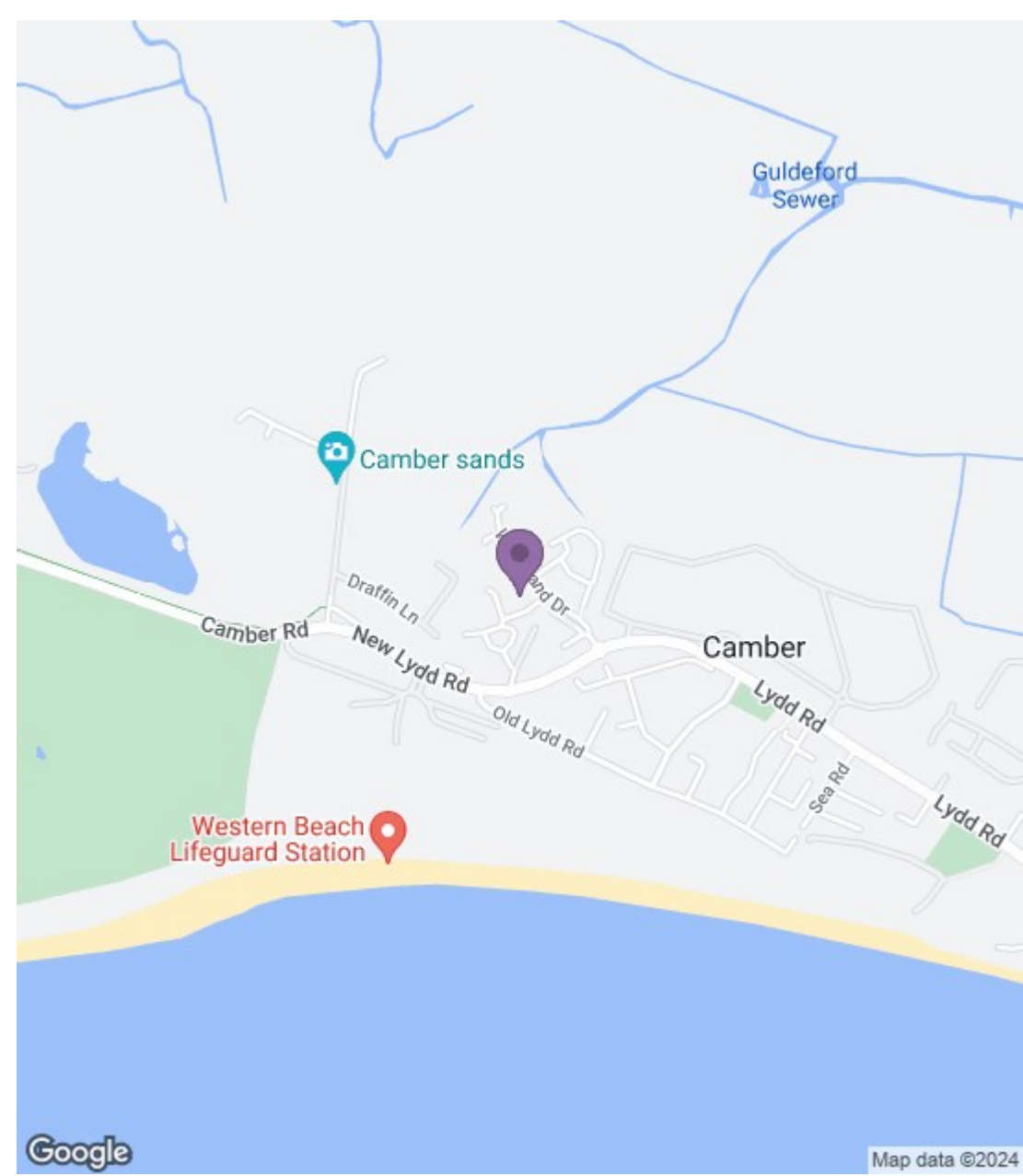


TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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