

**RUSH  
WITT &  
WILSON**



**58 The Maltings, Rye, East Sussex TN31 6ST  
Guide Price £297,000**

Rush Witt & Wilson are pleased to offer this charming mid-terraced house located in the village of Peasmarsch, Rye. This delightful property boasts three bedrooms, making it perfect for a growing family or those in need of extra space.

Upon entering, the hallway leads into the living room and then onto the spacious kitchen/diner, ideal for hosting family meals or entertaining guests. Off the kitchen there is a separate utility room, WC and door leading out to the garden. Upstairs there are three bedrooms and a family bathroom.

Situated close to local amenities, you'll find a supermarket, Village hall, pub and petrol station within the village and you are a short drive into Rye which offers a range of cafes, restaurants, general shops and train station with connections into London. For further information and to arrange a viewing please contact our Rye Office 01797 224000.

#### Locality

Forming part of a residential development in the heart of the village only a short walk from the primary school and one of the public houses / restaurants.

Further village facilities include a supermarket with post office, coffee shop and pharmacy, village hall, recreation field with play area and a hotel / spa.

Rye, with its bustling town centre is only a short drive away and provides a wide range of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries.

The town also boasts the famous cobbled Citadel, working quayside, weekly farmers and general markets and a railway station giving access to Brighton and to Ashford where there are connecting high speed services to London.

Families will enjoy the relatively close proximity to the

coast, the Rye Bay being made up of the famous Camber Sands and miles of open shingle beach which extend from the cliffs at Fairlight to a Nature Reserve at Rye Harbour.

#### Reception Hallway

#### Living Room

13'11" x 12'2" (4.26 x 3.72)

Window to front, fireplace.

#### Kitchen

13'9" x 11'11" (4.21 x 3.65)

Extensively fitted with a range of base cupboard / drawer units and matching wall mounted cabinets. Integrated dishwasher. Space/ point for cooker and space / point for an American style fridge / freezer. Upright storage cupboards. Tiled floor. Window to rear overlooking garden.

#### Rear Lobby

Door to the garden.

#### Utility

6'2" x 5'10" (1.88 x 1.79)

Sink, space for washing machine and tumble dryer.

#### Cloakroom

5'7" x 3'0" (1.71 x 0.93)

Wash basin and wc. Window to rear

#### First Floor

Stairs rise from the Reception Hallway.

#### Bedroom

13'4" x 9'11" (4.08 x 3.04)

Window to rear. Range of built in wardrobes.

#### Bedroom

10'11" x 9'1" (3.35 x 2.77)

Window to front

#### Bedroom

11'3" x 10'7" (3.43 x 3.24)

Window to front

#### Bathroom

6'4" x 6'3" (1.94 x 1.91)

Window to rear. Bath with shower / screen over, wash basin and wc. Generous tiling. Heated towel rail.

#### Outside

The front garden is bordered by mature hedging offering privacy / seclusion. There is a gently sloping lawn and paved terrace enjoying a southerly aspect.

The rear garden has been designed for ease of maintenance, a paved terrace abuts the property and there is a further decked seating area. Timber garden store. Pedestrian gate to the rear.

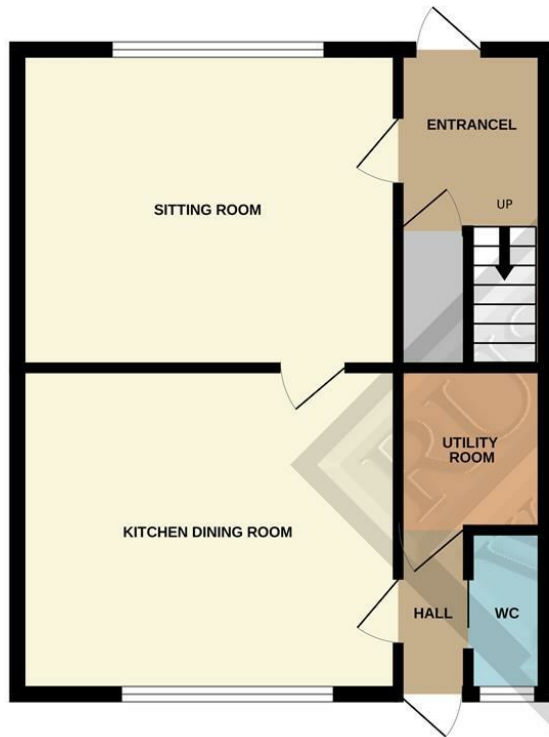
#### Agents Notes

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

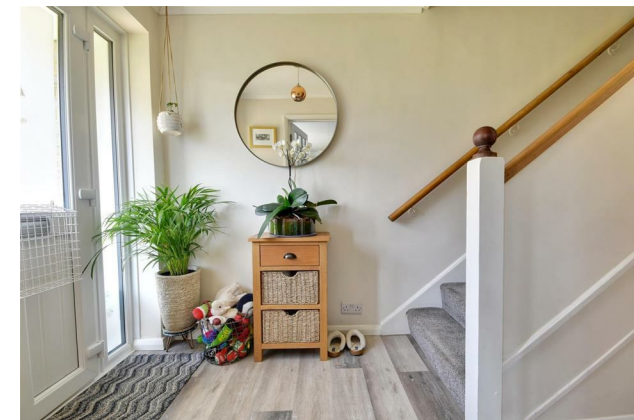
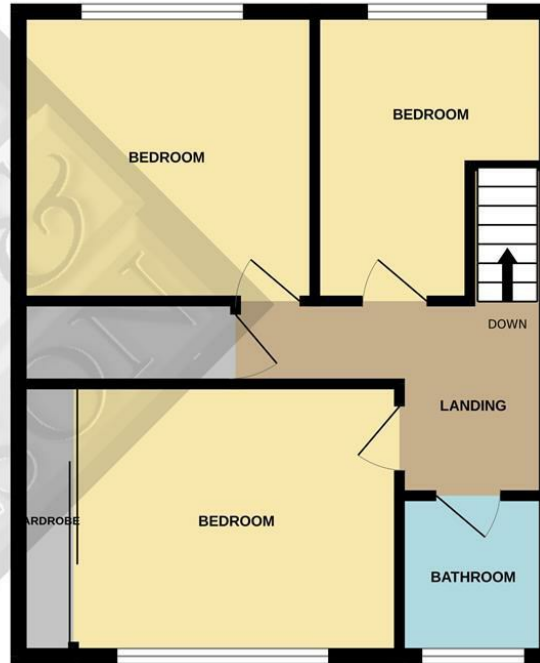
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band C

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (83.9 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	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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