

**RUSH
WITT &
WILSON**



**9 Landgate, Rye, East Sussex TN31 7LH
Guide Price £450,000**

Rush Witt & Wilson are pleased to offer a well presented townhouse conveniently located for a wide range of amenities as afforded by the Town.

The spacious and versatile accommodation is arranged over three floors, the principle living accommodation on the ground floor comprises split level dining room, living room and kitchen with a garden room to the rear. The split level first floor comprises of two further bedrooms, one with an en-suite shower room and a family bathroom, the second floor offers a further double bedroom.

This property will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase.

The property benefits from a good sized walled courtyard garden to the rear and a roof terrace.

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



Locality

The property is conveniently located in Landgate, only a short walk from the centre of the ancient Cinque Ports Town of Rye. There is a bustling High Street offering a fine selection of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries.

Rye boasts the famous cobbled Citadel, working quayside, weekly farmers / general markets and a railway station which allows access to Brighton in the west and to Ashford where there are connecting, high speed, services to London. Primary and secondary schooling is available in the town, along with a sports centre with indoor swimming pool.

The town is boarded by beautiful undulating countryside and a short drive away from Rye Harbour, there is a nature reserve with access to miles of open shingle beach, this forms part of the stunning coastline of the Rye bay, which is also home to the famous Camber Sands, also only a short drive away.

Dining Room

15'9 x 11'8 (4.80m x 3.56m)

Windows to the front, stairs rising to the first floor, steps leading down to:

Living Room

13'1 x 12'8 (3.99m x 3.86m)

Feature fireplace with a brick surround and hearth, understairs storage cupboard, step leading down to:

Kitchen

13'8 x 10'5 (4.17m x 3.18m)

Double aspect with windows to side and rear elevations, the kitchen is fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards and glazed cabinets, complementing wooden worksurface with

inset four burner gas hob with oven beneath and extractor fan above, butler style sink, space and plumbing for washing machine and dishwasher, space for fridge, door leading through to:

Garden Room

14'0 x 7'9 (4.27m x 2.36m)

A light and airy double aspect room with window to the rear, further window and double doors to the side opening opening onto the garden, cupboard housing the gas fired boiler.

First Floor

Landing

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

Master Bedroom

13'8 x 12'10 (4.17m x 3.91m)

Windows and double doors giving access onto the roof terrace, built in wardrobes, door leading through to:

En-Suite Shower Room

9'1 x 5'6 (2.77m x 1.68m)

Window to the rear, large walk in shower cubicle, vanity unit with wash hand basin, low level wc, heated towel rail.

Bedroom

11'11 x 8'0 (3.63m x 2.44m)

Window to the front.

Bathroom

7'8 x 6'3 (2.34m x 1.91m)

Window to rear, a white suite comprising bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level wc, heated towel rail.

Second Floor

Bedroom

13'1 x 11'8 max (3.99m x 3.56m max)

Windows to the front.

Outside

Rear Garden

Accessed from the garden room is a good size low maintenance courtyard garden with pedestrian access to Ailsworth Lane.

Roof Terrace

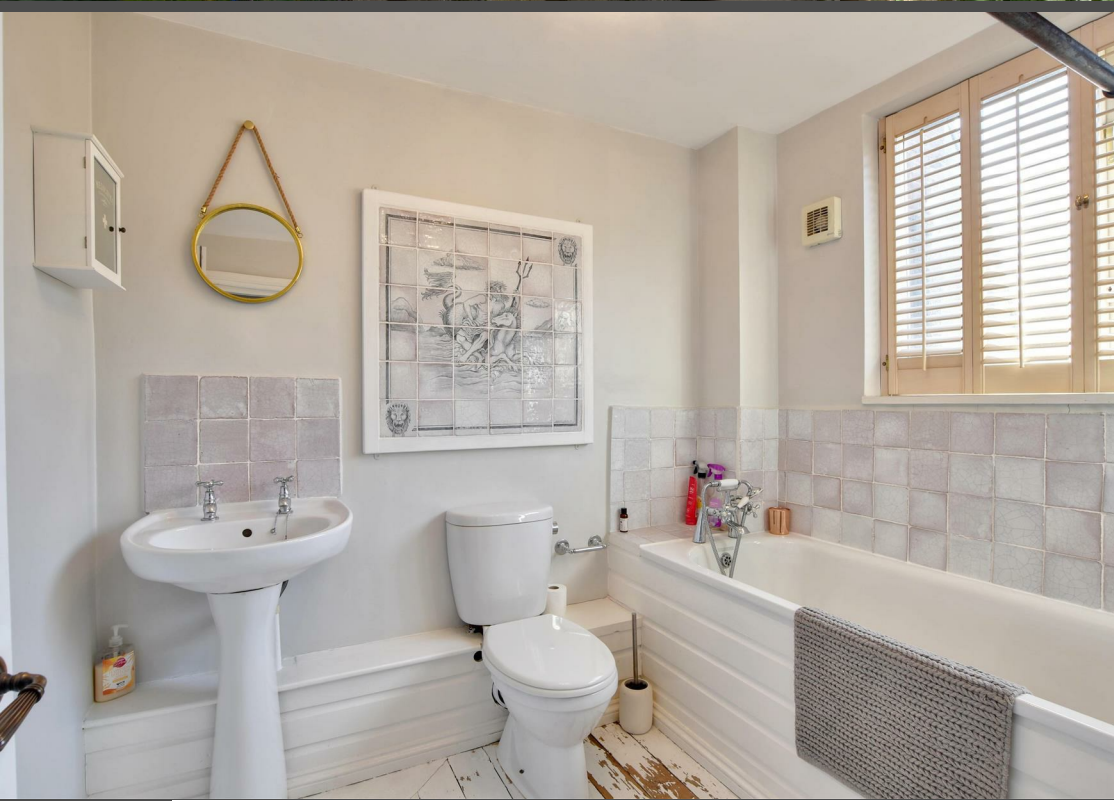
Accessed from the master bedroom on the first floor.

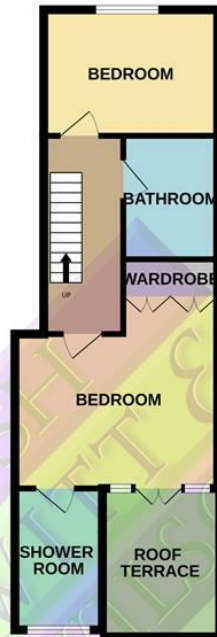
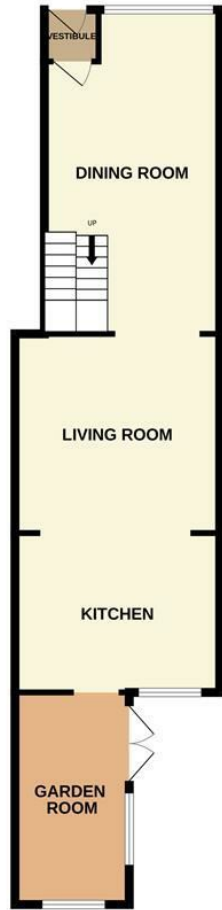
Agents Note

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

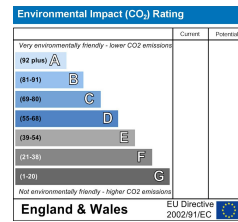
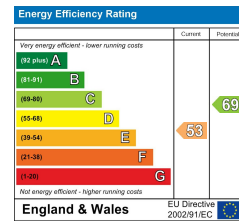
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

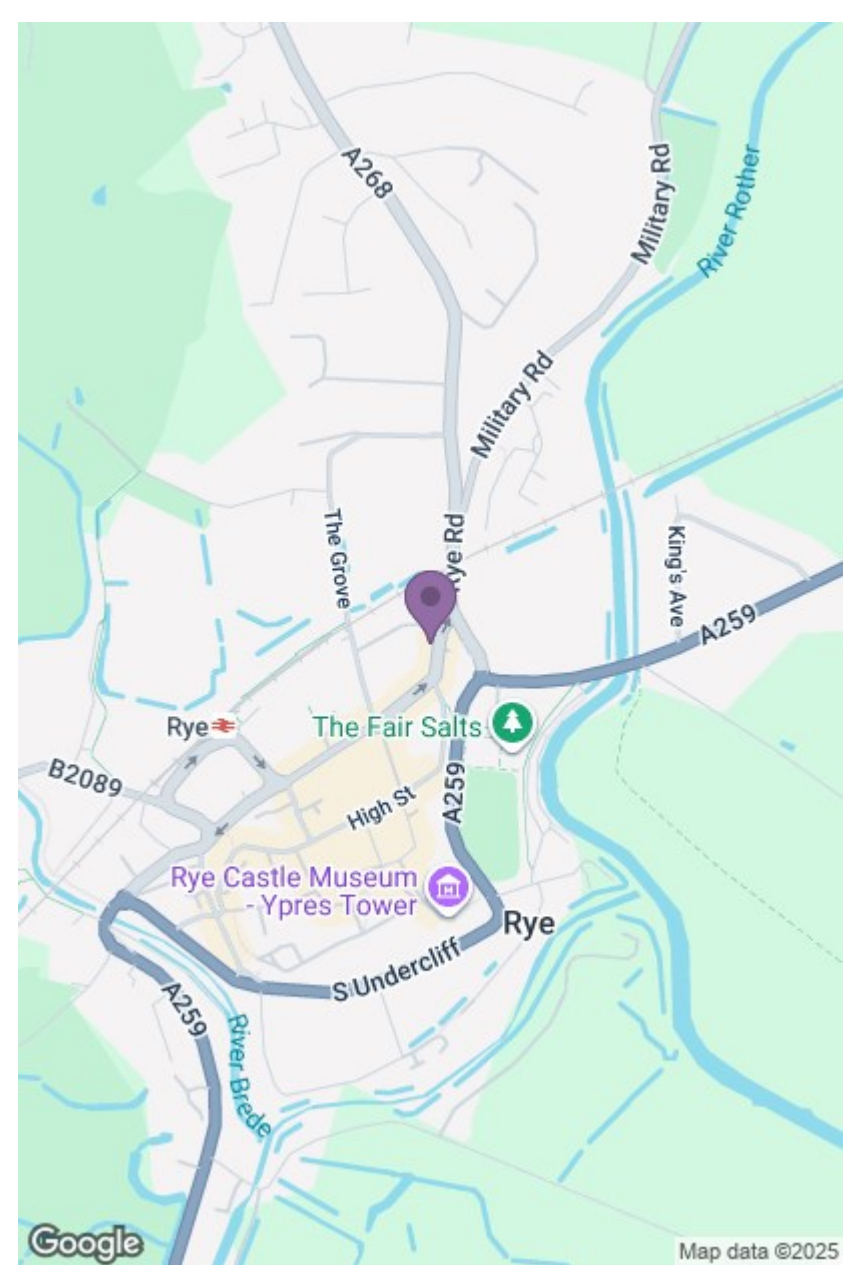
Council Tax Band – E





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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