

**RUSH
WITT &
WILSON**



10 Cyprus Place, Rye, East sussex TN31 7DR
Guide Price £499,950

CENTRALLY LOCATED HOME WITH POTENTIAL TO EXTEND.

Rush, Witt & Wilson are pleased to offer a three bedroom terraced home in the heart of Rye.

The well proportioned accommodation comprises hallway, living room, dining room, kitchen, garden room and shower room. On the first floor there are three bedrooms, a bathroom and separate cloakroom.

Level southerly facing garden to the rear. Provision for off road parking.

Scope to extend / re model, subject to any necessary consents.

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



Locality

The property occupies a tucked away location in the heart of Rye on the South Coast, convenient for the town centre facilities with the railway station also within walking distance.

The town offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via the nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Hallway

Door to the front. Stairs to the first floor.

Kitchen

10'7" x 8'10" (3.23 x 2.70)
Fitted with a range of cupboard / drawer base units and wall mounted cabinets. Worktop with inset sink. Space and point for cooker. Space and plumbing for washing machine. Window and door to the rear, further door to Dining Room.

Dining Room

11'10" x 10'11" (3.62 x 3.34)
Double doors to the rear open to Garden Room.

Living Room

18'4" x 9'10" (5.60 x 3)
Two windows to the front with shutters. Fireplace with inset log burner.

Garden Room

9'10" x 7'8" (3 x 2.36)
Double doors to garden.

Shower Room

5'7" x 4'6" (1.71 x 1.38)
Shower cubicle, wash basin and wc.

First Floor

Stairs rise from the Hallway.

Bedroom

10'7" x 8'3" (3.24 x 2.54)
Window to the rear. Built in cupboard.

Bedroom

10'11" x 9'10" (3.35 x 3.02)
Window to the front.

Bedroom

10'7" x 9'10" (3.24 x 3.02)
Window to the front. Over stairs cupboard.

Bathroom

11'5" x 7'2" (3.5 x 2.20)
Window to the rear. A white suite comprising bath, shower cubicle and wash basin. Shelved airing cupboard housing boiler.

Cloakroom

5'4" x 2'6" (1.63 x 0.77)
Wash basin and wc. Window to the rear.

Outside

Good size southerly facing walled garden to the rear. A small terrace abuts the property and leads onto lawn. Pedestrian gate to the rear.

Parking

At the end of Cyprus Place a gated entrance leads to a communal driveway and an area of land used for parking. Full details on request.

Agents Notes

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

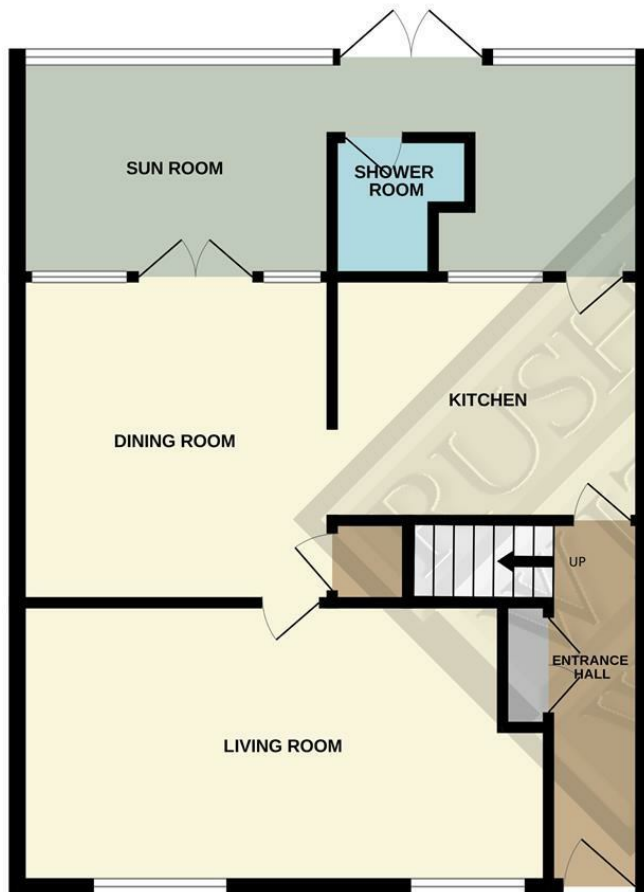
It should also be noted that measurements quoted are given

for guidance only and are approximate and should not be relied upon for any other purpose.

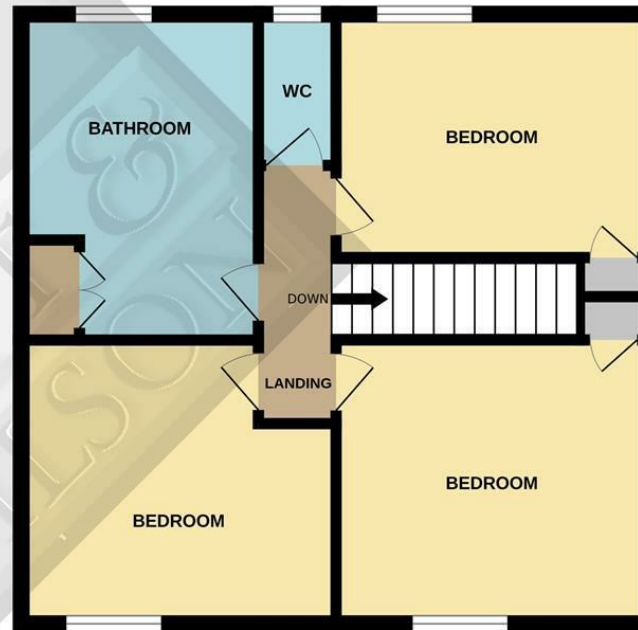
Council Tax Band C



GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



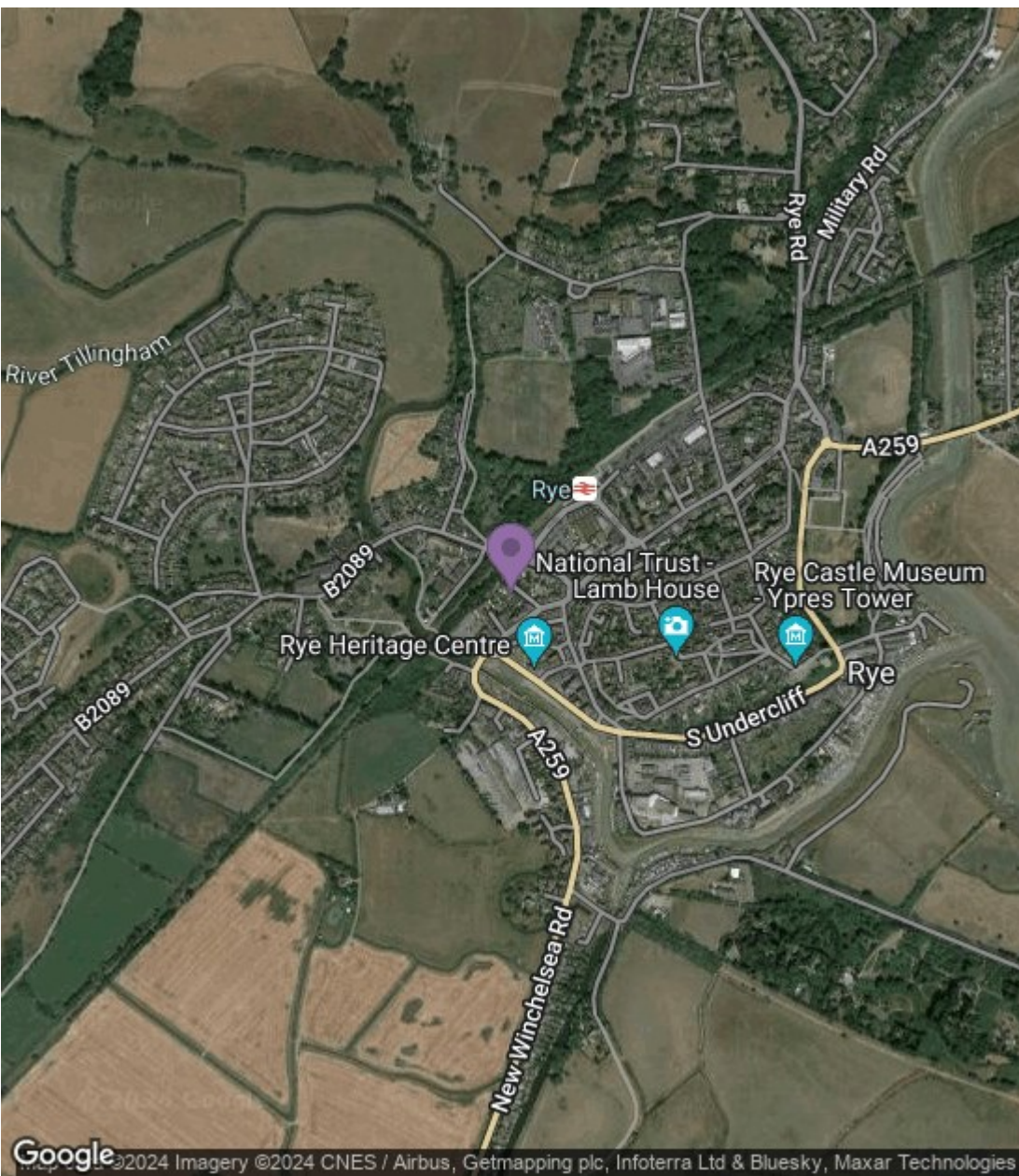
1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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		84
(81-91) B		
(69-80) C		67
(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 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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