29 Rope Walk, Rye, TN31 7NA
Guide Price £399,950

Rush Witt & Wilson are pleased to offer a character home in the heart of Rye.
Considered equally suitable as a main residence, second home or investment purchase.
The well presented and generously proportioned accommodation comprises two double bedrooms each with ensuite facilities. Living room, dining room opening to a modern fitted kitchen and a ground floor cloakroom.
Mature garden to the rear with small summerhouse.
Offered CHAIN FREE.
For further information and to arrange a viewing please call our Rye Office 01797 224000

Locality
Conveniently located only a short walk from the town centre.

Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores and a fine selection of public houses and restaurants.

There is a primary and secondary school within the town, weekly farmers' and general markets as well as a sports centre with an indoor swimming pool.

The railway station offers regular services to Brighton West and to Ashford where there are connecting high speed services to London.

Hallway
Door to the front. Stairs to first floor.

Living Room
13'3" x 11'1" (4.06 x 3.39)
Bay window to the front.

Dining Room
14'2" x 9'11" (4.32 x 3.03)
Double doors to the rear. Deep under stairs storage. Open plan to Kitchen.

Kitchen
13'6" x 7'3" (4.12 x 2.22)
Fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets and matching wall mounted cabinets. Complimenting worktop with inset sink. Hob with oven beneath and extractor over. Integrated dishwasher and washing machine. Space and point for fridge / freezer. Window and door to the side.

Cloakroom
Wash basin and wc. Window to the rear.

First Floor
Stairs rise from the hallway.

Bedroom
11'1" x 11'1" (3.40 x 3.39)
Window to the front. Ornamental fireplace. Built in wardrobe.

Ensuite Shower Room
9'8" x 2'8" (2.95 x 0.82)
Shower cubicle, wash basin and wc.

Bedroom
14'1" x 9'7" (4.30 x 2.94)
Window to the rear.

Bathroom
12'10" x 7'4" (3.93 x 2.25)
A deep freestanding double ended bath, back to wall wash stand with basin, wc and a separate shower. Built in cupboard housing water cylinder. Window to the rear.

Outside
A mature garden to the rear with well stocked borders. Useful garden store and a summer house.

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

1ST FLOOR

RUSH WITT & WILSON

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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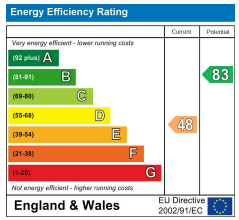

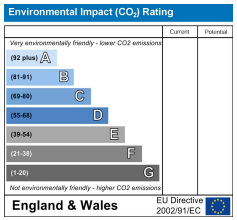

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The Property Ombudsman
Relocation agent network