

**RUSH  
WITT &  
WILSON**



**3 Tram Road, Rye Harbour, East Sussex TN31 7TY**  
**Guide Price £285,000**

**Rush Witt & Wilson are pleased to offer a substantial mid-terrace family home offering spacious and versatile accommodation which is arranged over two floors. It comprises living room, separate dining room, galley kitchen and further storage on the ground floor, separate W.C, three generous double bedrooms and a shower room on the first floor. There are gardens to the front and rear incorporating the front with hardstanding which has been used for off road parking and the rear garden incorporates a paved terrace and areas of lawn. From the first floor there are views to be enjoyed towards the river Rother and beyond. The property is being offered chain free and could be available for early occupation. For further information to arrange a viewing please contact our Rye office 01797 224000.**



## Locality

The property is located within the picturesque coastal village of Rye Harbour only a short walk from the estuary of the River Rother and the beach.

The village offers a general store, cafe, public house / restaurant, parish church, and a community hall as well as a yacht club and mooring / launching facilities.

The Rye Harbour Nature Reserve, with Visitor Centre, is a Site of Special Scientific Interest, readily accessible and gives access to miles of shingle beach extending to Winchelsea Beach and on to the cliffs at Fairlight. This forms part of the stunning coastline of the Rye Bay.

## Reception Area

Door to front and stairs to first floor, window to the front.

## Living Room

13'9" x 10'9" (4.2m x 3.3m )

Window to the rear overlooking the garden.

## Dining Room

10'9" x 8'11" (3.3m x 2.72m )

Fireplace with a tiled surround and hearth, window to the rear overlooking the garden.

## Kitchen

13'5" x 5'6" (4.1m x 1.69m )

Galley style kitchen with two windows to the front, built-in cupboard unit with worktop and inset single drainer sink unit, space and plumbing for washing machine, space and point for electric cooker, space for further appliances, tiled floor, door to the side with service passageway with door to the front, further door to the side leading to terrace and garden. Rooms coming off from the kitchen include:-

## Cloakroom

4'0" x 3'5" (1.23m x 1.05m )

Low level w.c., small window to the rear.

## Store/Boiler Room

7'3" x 6'0" (2.23m x 1.83m )

Window to the side, floor standing oil fired boiler.

## First Floor

### Landing

Stairs rising from the reception area, window to the front, airing cupboard housing hot water cylinder and further shelved linen cupboard, access to loft space.

### Bedroom One

13'9" x 8'10" (4.21m x 2.71m )

Built-in shelved cupboard, window to the rear enjoying views towards the river and golf course beyond.

### Bedroom Two

13'3" x 11'0" (4.05m x 3.36m )

Views towards the river via a rear window, ornamental fireplace with tiled surround and hearth, built-in wardrobe.

### Bedroom Three

11'0" x 7'10" (3.36m x 2.4m )

Window to the rear.

### Shower Room

7'10" x 5'6" (2.4m x 1.7m )

Shower cubicle, back to wall vanity unit with wash basin, low level wc., obscure glazed window to the front.

## Outside

### Front Garden

Good sized garden to the front incorporating the hardstanding, low level wall to the front boundary, central path extends to the property and areas of lawn on either side.

### Rear Garden

Incorporates a paved terrace and further area of level lawn and oil storage tank contained therein.

## 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 – C

This property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

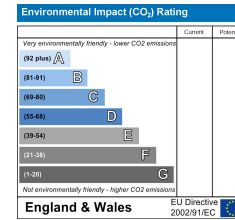
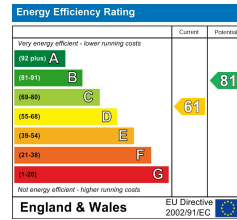
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

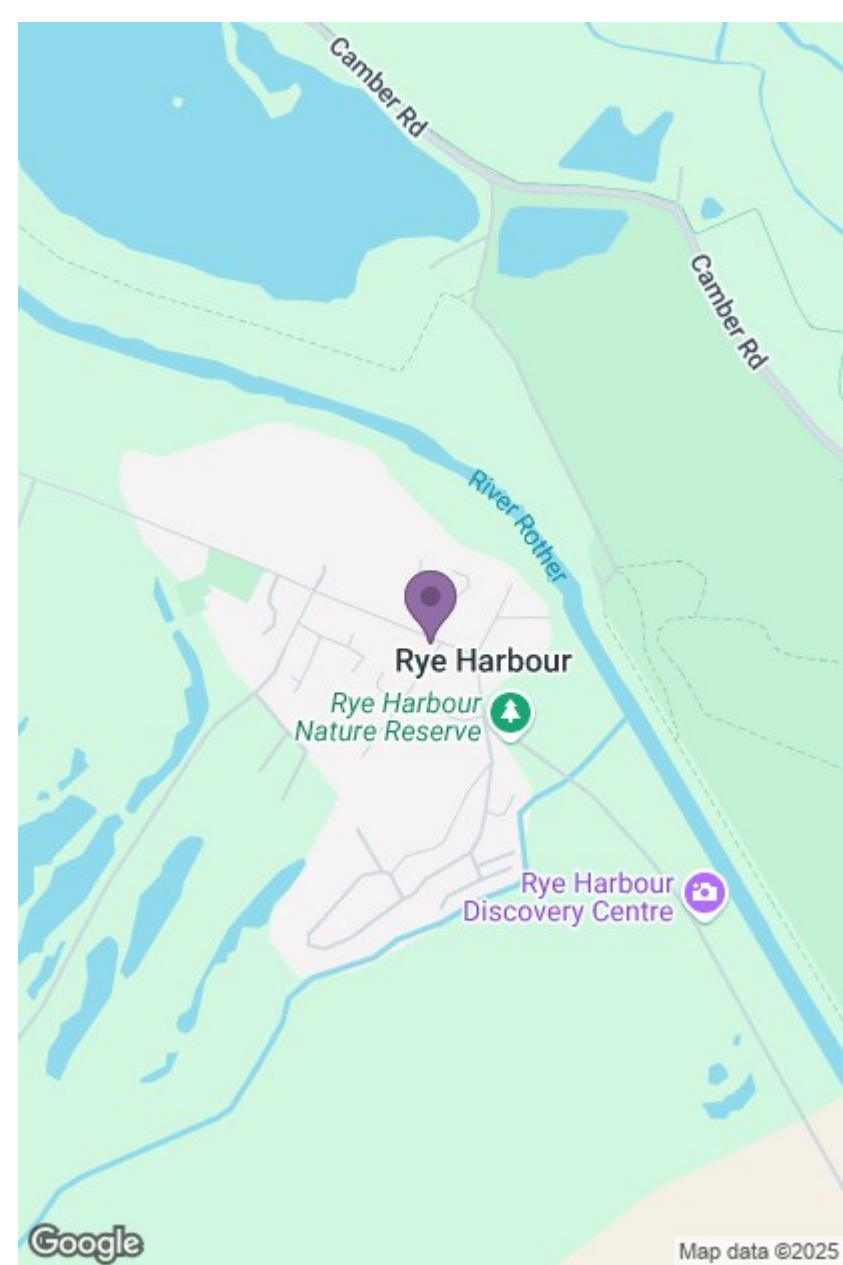




**TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.**

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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