

**RUSH  
WITT &  
WILSON**



**17 Benson Way, Rye, TN31 7FJ**  
**Guide Price £295,000**

**Rush Witt & Wilson are pleased to offer a modern mid-terraced home forming part of the popular Valley Park development. The well proportioned accommodation is arranged over two floors comprising two double bedrooms, one with an en-suite shower room, family bathroom, open plan living/dining room with adjoining kitchen and cloakroom on the ground floor. Garden to the rear with pedestrian access. Shared driveway leads to an allocated carport. The property is being offered chain free. For further information or to arrange a viewing please contact our Rye Office 01797 224000.**



## Locality

Forming part of the Valley Park development on the edge of the Ancient Cinque Port Town of Rye. Sitting in parkland style grounds of over 12 acres.

The town centre and railway station are within walking distance and offers services to the city of Brighton and to Ashford where there are high speed connecting services to London. Rye 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 a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

## Entrance Hallway

Door to front, stairs to first floor.

## Cloakroom

5'4 x 2'9 (1.63m x 0.84m)

Pedestal wash hand basin, wc.

## Kitchen

11'1 x 6'0 (3.38m x 1.83m)

Range of shaker style cupboard and drawer base units, matching wall mounted cupboards, upright unit housing fridge and freezer, integrated dishwasher, integrated washing machine, complimenting worktop with an inset single drainer sink, inset four burner gas hob with oven beneath and extractor over, cupboard housing wall mounted boiler, window to front and is open plan to:

## Living/Dining Room

17'4 x 13'1 (5.28m x 3.99m)

Double doors with glazed side panels to the rear leading to a paved terrace and garden, deep understairs cupboard, door returning to the entrance hallway.

## First Floor

### Landing

### Bedroom

10'11 x 9'8 (3.33m x 2.95m)

Window to the front elevation, double wardrobe, further built-in over stairs cupboard, access to loft space.

### Bedroom

10'11 maximum x 11'5 (3.33m maximum x 3.48m)

Window to the rear, double wardrobe.

### En-Suite Shower Room

7'2 x 2'11 (2.18m x 0.89m)

Shower cubicle with bi-fold door, pedestal wash hand basin, wc, heated towel rail.

### Bathroom

6'6 x 6'2 (1.98m x 1.88m)

White suite comprising panelled bath with mixer tap, shower attachment and screen, pedestal wash hand basin, low level wc, heated towel rail.

## Outside

### Rear Garden

Paved terrace accessed from the living room, steps rise to the lawned garden securely enclosed with close boarded fencing and pedestrian gate to the rear.

### Carport En-Bloc

A shared driveway leads from Benson Way to an open fronted car port.

### Agents Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

### Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

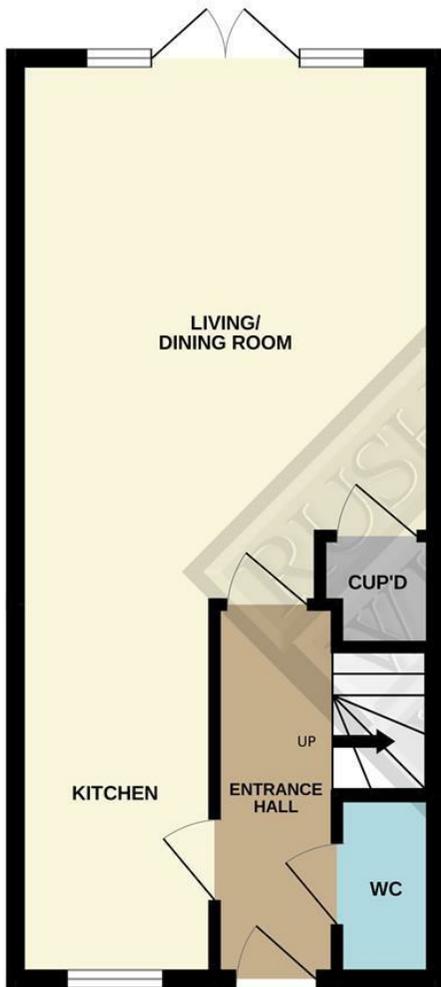
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4. VAT: The VAT position relating to the property may change without notice.

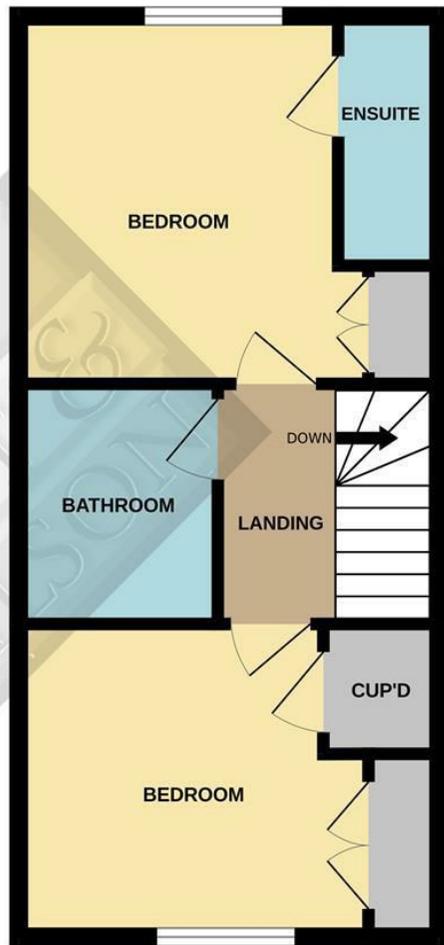
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GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.

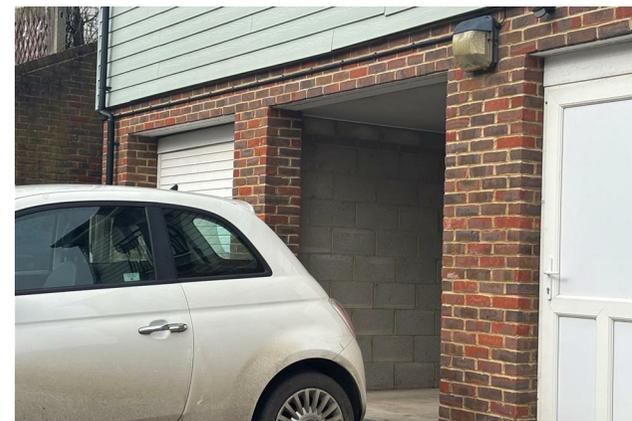
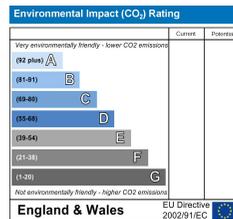
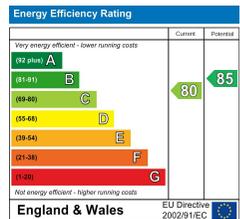


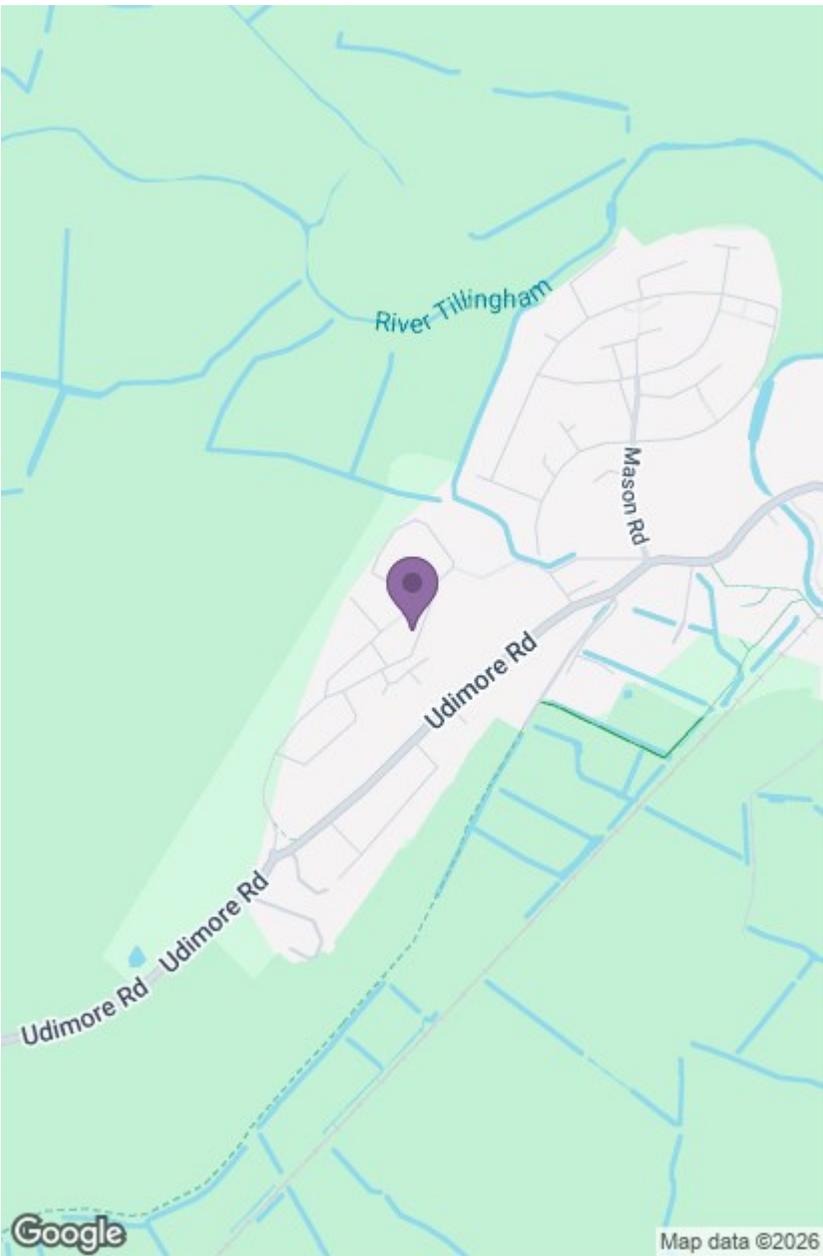
1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.8 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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