

**RUSH
WITT &
WILSON**



**7 Burnhams, Rye, East Sussex TN31 7LW
Guide Price £325,000**

Rush Witt & Wilson are pleased to offer a modern townhouse boasting attractive brick and tile hung elevations. The well presented accommodation is arranged over two floors comprising of an open plan living/dining room with an adjoining modern kitchen, utility room/cloakroom, two first floor double bedrooms and a shower room. There is parking to the front.

The property is conveniently for the towns amenities and is offered for sale chain free.

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

Locality

The property is situated in the Ancient Cinque Port town of Rye, where a range of daily amenities can be found including a supermarket, many specialist and general retail stores as well as a selection of public houses and restaurants.

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

The railway station offers regular services to the city of Brighton to Ashford where there are connecting, high speed, services to London.

Reception Area

With stairs rising to the first floor, door leading through to:

Living/Dining Room

15' x 14'9 (4.57m x 4.50m)

Window to front, deep under stairs storage cupboard, open plan to:

Kitchen

10'2 x 7'2 max (3.10m x 2.18m max)

Fitted with a range of modern cupboard and drawer base units with matching wall mounted cabinets and an upright unit housing fridge/freezer, integrated dishwasher, complementing work surface with inset four burner gas hob with oven set beneath and extractor above.

Utility Room/Cloakroom

7'4 x 4'10 (2.24m x 1.47m)

Work surface with inset single drainer sink unit and cupboard set below, space and plumbing for washing machine, tiled surround, wall mounted gas fired boiler, low level wc.

First Floor

Landing

Skylight, deep double cupboard, doors off to the following:

Bedroom

11'5 x 10'9 (3.48m x 3.28m)

Skylight, access to loft space.

Bedroom

9'6 x 8'9 (2.90m x 2.67m)

Window to front.

Shower Room

9' x 6' (2.74m x 1.83m)

Window to front, white suite comprising pedestal wash hand basin, low level wc, walk-in shower, heated towel rail.

Outside

Front Garden / Parking

Area of gravelled hardstanding providing off road parking, block paved path leading to the entrance door.

Service Charge

There is a service charge payable. Estimate Nov 24 - Oct 25 £276.44.

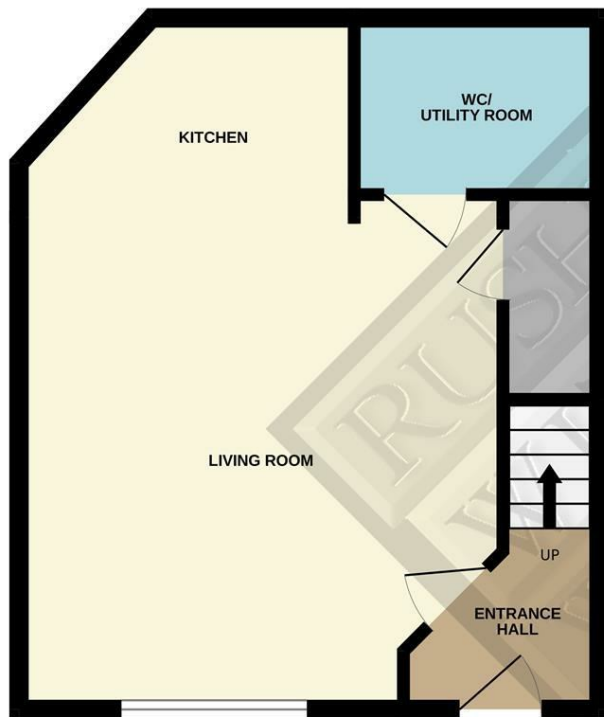
Agents Note

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

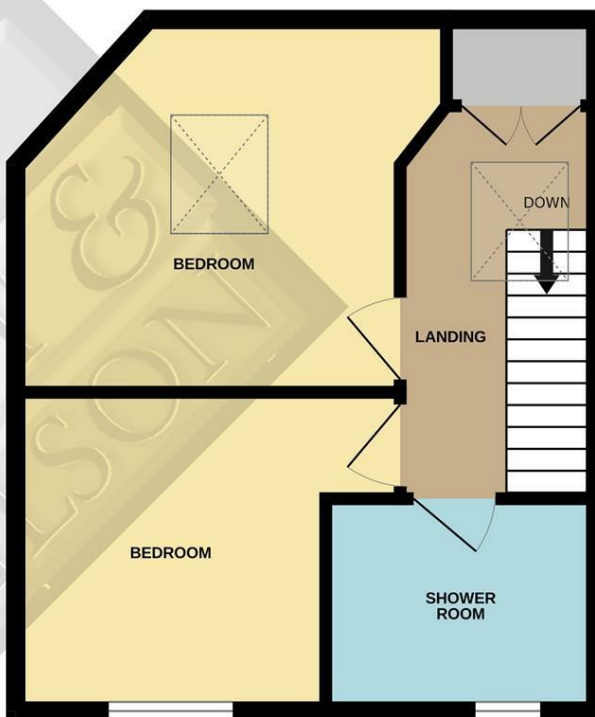
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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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Energy Efficiency Rating	
Current	Potential
80	93

Very energy efficient - lower running costs
 (02-10) A
 (11-15) B
 (16-20) C
 (21-25) D
 (26-30) E
 (31-35) F
 (36-50) G
 Not energy efficient - higher running costs

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Environmental Impact (CO ₂) Rating	
Current	Potential
A	

Very environmentally friendly - lower CO₂ emissions
 (02-10) A
 (11-15) B
 (16-20) C
 (21-25) D
 (26-30) E
 (31-35) F
 (36-50) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

