

**RUSH
WITT &
WILSON**



**3 St. Margarets Terrace, Rye, East Sussex TN31 7DE
Guide Price £360,000**

CHARACTER HOME WITH RIVER VIEWS IN CENTRAL RYE

Rush Witt & Wilson are pleased to offer this charming cottage overlooking the quay in the heart of Rye. The well presented, stylish accommodation comprises open plan living / dining room, modern kitchen with adjoining utility room and cloakroom. On the first floor there are two double bedrooms and a luxury bathroom.

Private courtyard garden to the rear and hardstanding to the front.

For further information or to make an appointment to view please call our Rye office 01797 224000.

Hallway

Door to the front. Stairs rise to the first floor.

Living Room

13'6" x 10'0" (4.14 x 3.05)

Bay window to the front. Fireplace with inset log burner and attractive painted surround / mantel. Radiator.

Dining Room

11'1" x 10'11" (3.4 x 3.35)

Window to the rear. Radiator.

Kitchen

12'2" x 8'7" (3.73 x 2.64)

Two windows to the side. Fitted with a range of traditional style cupboard and drawer base units with matching wall cupboards. Further glazed display cabinet and shelving. Complimenting wooden work surface with inset butler style sink and mixer tap. Integrated dishwasher. Space and point for gas range and extractor over. Space also for for fridge / freezer. Tiled flooring. Recessed ceiling spot lights. Doorway to utility area.

Utility Room

5'10" x 4'9" (1.80 x 1.47)

Window to the rear. Wooden worksurface with cupboard under, space and plumbing for washing machine and tumble dryer. Radiator. Door to courtyard.

Cloakroom

3'10" x 2'9" (1.17 x 0.84)

Wash basin and wc. Window to the rear. Radiator.

Bedroom

12'2" x 11'1" (3.71 x 3.38)

Two windows to the front over looking the Quay and river. Ornamental fireplace. Built in wardrobes.

Bedroom

11'1" x 8'2" (3.38 x 2.49)

Window to the rear. Radiator. Feature fireplace.

Bathroom

9'4" x 8'7" (2.87 x 2.64)

A luxury space with double ended cooper bath, mixer tap and shower attachment. Separate tiled shower with screen. Pedestal wash basin and WC, Heated towel rail / radiator. Window to the rear.

Outside

There is a pergola covered courtyard to the rear with pedestrian gate.

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. There is a hard standing to the front. This and the area beyond is currently used for parking but it should be

noted that part of this area falls outside of the property's boundary.

Council Tax Band previously C



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
65	87
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

