

**RUSH  
WITT &  
WILSON**



**24 Fishmarket Road, Rye, East Sussex TN31 7LP**  
**Guide Price £299,950**



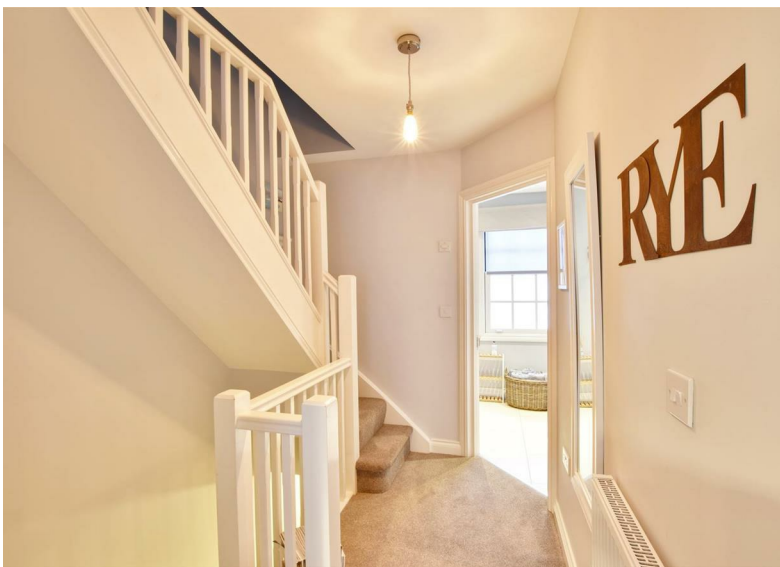
**Rush Witt & Wilson are pleased to offer a mid terrace home opposite The Salts, an area of open public land on the outskirts of Rye. The well presented accommodation is arranged over three floors and comprises open plan kitchen / dining room linking to the living room with direct access to courtyard, double bedroom on the first floor as well as a generous bath / shower room. There is another double bedroom and a small landing / study area on the top floor.**

**Low maintenance PRIVATE COURTYARD to the rear.**

**Equally suitable as a main residence, second home or holiday let / investment.**

**Offered CHAIN FREE.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000**



**Locality**

Located on Fishmarket Road close to the heart of Rye, an ancient Cinque Port town on the South coast, convenient for the town centre with the railway station within walking distance.

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 and a sports centre.

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. The railway station affords access to the city of Brighton in the west and to Ashford with high speed connections to London.

At nearby Rye Harbour there is 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 the front. Stairs to the first floor.

**Kitchen / Dining Room**

16'0" x 7'2" (4.9 x 2.2)  
Extensively fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Integrated washing machine and fridge. Complimenting worktop with inset sink. Ceramic hob with extractor over and oven beneath.

**Living Room**

10'9" x 8'10" (3.28 x 2.71)  
Double doors to the rear opening to courtyard. Deep understairs cupboard.

**First Floor Landing**

Stairs rise from the entrance hallway.

**Bedroom**

10'10" x 8'8" (3.32 x 2.65)  
Window to the rear. Built in wardrobe. Further cupboard housing gas fired boiler.

**Bathroom**

11'5" x 10'5" max (3.5 x 3.2 max)  
An L shaped room with window to the front. A modern white suite comprises panel path, wash basin and wc. Separate shower.

**Second Floor**

Study area on the landing.

**Bedroom**

14'9" x 6'7" (4.5 x 2.02)  
Skylight to the rear.

**Outside**

Low maintenance courtyard to the rear accessed via double doors from the the living room.

**Agent Notes**

The property is currently used as a second home / holiday let and the majority of the contents are available by negotiation.

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.

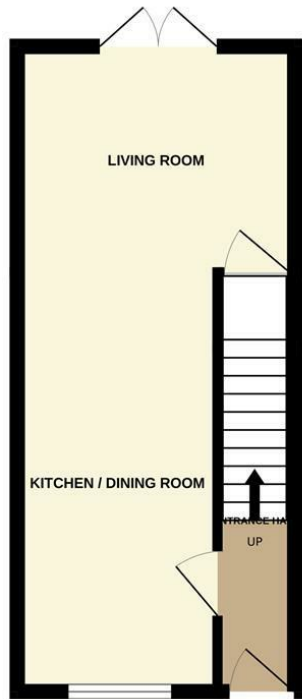
Council Tax Band - C







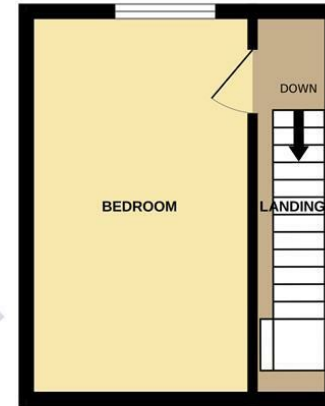
GROUND FLOOR



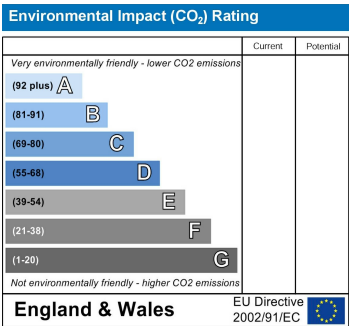
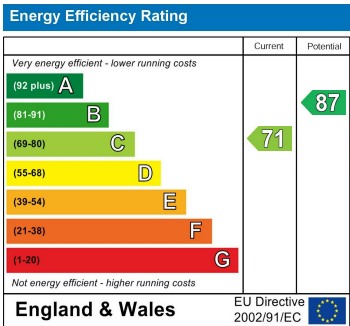
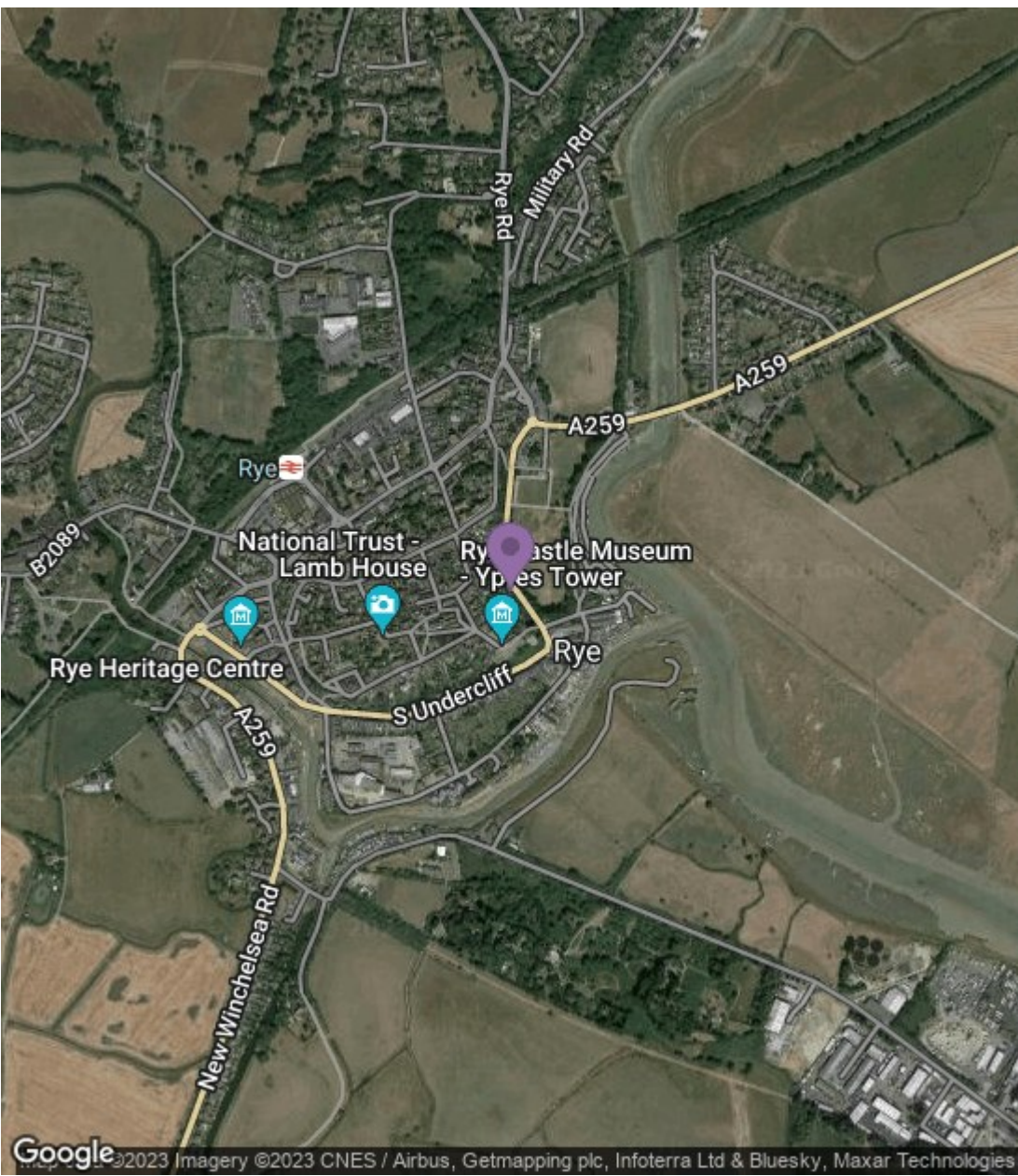
1ST FLOOR



2ND FLOOR



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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**RUSH  
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