

RUSH  
WITT &  
WILSON



**4 Quayside Court Winchelsea Road, Rye, East Sussex TN31 7EL**  
**Guide Price £399,950**

**VIEWS OVER RIVER TO TOWN .**

Rush Witt & Wilson are pleased to offer a substantial townhouse only minutes from the town centre. The property offers spacious and versatile accommodation which is arranged over four floors comprising three bedrooms, one with en-suite shower room, family bathroom, living / dining room, kitchen/breakfast room and further cloakroom/wc.

There is a tandem DOUBLE GARAGE double garage on the lower ground floor and a southerly facing balcony.

The property will appeal to a variety of buyers being equally suitable as a main residence, second home or investment purchase and is offered chain free.

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



## Locality

The property is located on Winchelsea Road on the western side of the ancient Cinque Port town of Rye on the South Coast, convenient for the town centre with the railway station also within walking distance.

The town 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.

## Reception Hallway

Door to front, stairs rising to first floor, stairs to lower ground floor, doors off to the following:

## Kitchen

11'4 x 9'9 (3.45m x 2.97m)

Bay window to front with views towards the town, fitted with a range of traditional style cupboard and drawer base units with wine rack, matching wall mounted cupboards, complimenting worktop with inset sink and side drainer, upright unit housing fridge/freezer, integral dishwasher, hob with oven beneath and extractor fan above.

## Cloakroom/WC

6'6 x 3'3 (1.98m x 0.99m)

Pedestal wash hand basin, low level wc.

## Living Room

16'3 x 9'10 (4.95m x 3.00m)

Double doors with views and access onto the rear balcony, window to rear.

## First Floor

### Landing

Window to the front, stairs rising to the second floor, doors off to the following:

### Bedroom

10'10 x 9'8 (3.30m x 2.95m)

Window to the front enjoying views towards the town, door leading through to:

### En-Suite Shower Room

8'11 x 3'9 (2.72m x 1.14m)

Shower cubicle, pedestal wash hand basin, low level wc.

### Bedroom

9'10 x 9'7 (3.00m x 2.92m)

Window to the rear.

### Family Bathroom

9'10 x 6'1 max (3.00m x 1.85m max)

Window to the rear, white suite comprising low level wc, corner bath, pedestal wash hand basin, heated towel rail.

## Second Floor

### Landing

Skylight to the rear, door leading through to:

### Bedroom

19'8 x 12'10 (5.99m x 3.91m)

A light and airy double aspect room with windows to front and rear.

## Lower Ground Floor

### Garage

30'7 x 10'2 (9.32m x 3.10m)

A good sized garage with electric up and over door situated to the rear, utility area, built in storage, light and power connected.

### Outside Store

6'2" x 2'11" (1.9 x 0.9)

### Parking

Further allocated parking space to the rear.

### Balcony

The property benefits from a southerly facing balcony that is accessed from the living room.





**TOTAL FLOOR AREA : 1573 sq.ft. (146.1 sq.m.) approx.**

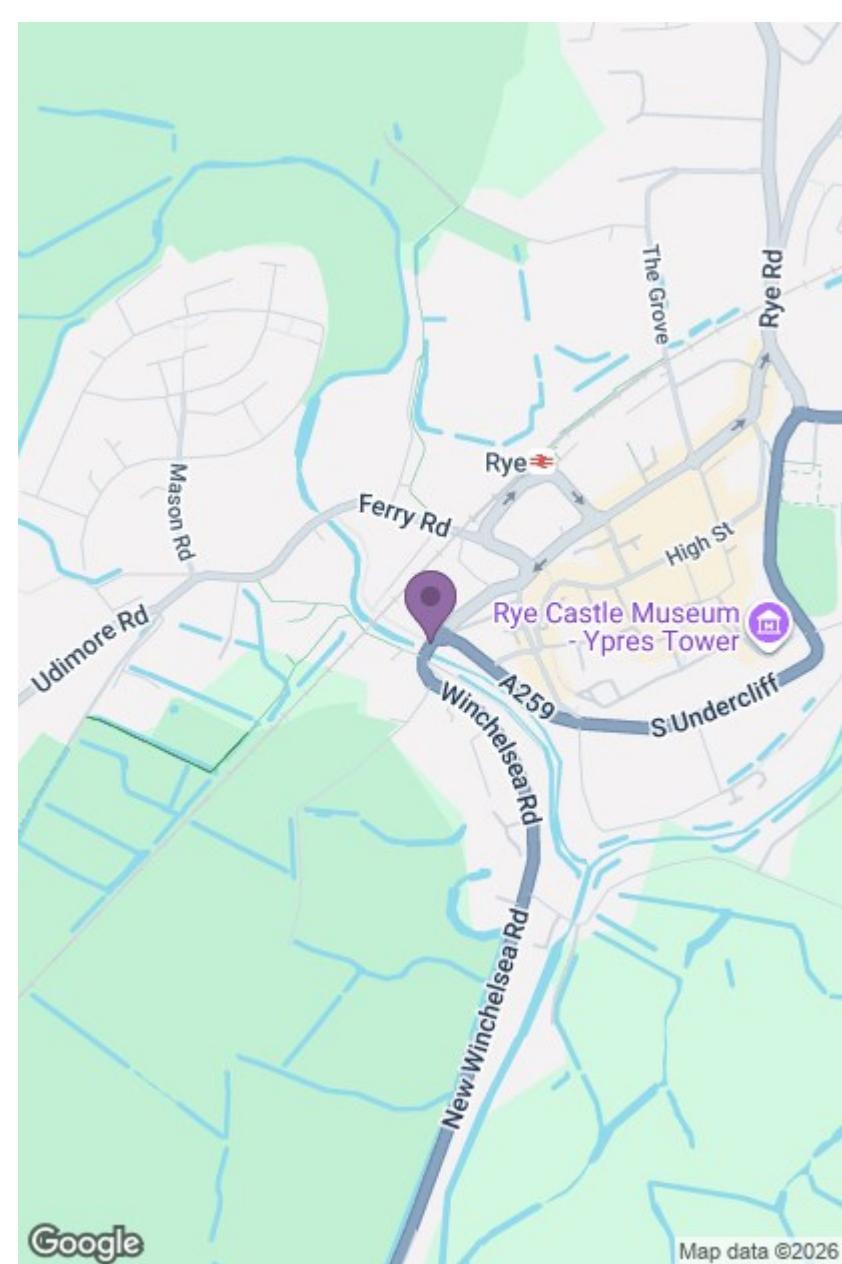
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	
(70-80)	C	
(55-64)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





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