

**RUSH
WITT &
WILSON**



Flat 2, 54 Cinque Ports Street, Rye, East Sussex TN31 7AN
Guide Price £285,000

Rush Witt & Wilson are delighted to offer a unique split-level dwelling set in the heart of Rye combining a blend of contemporary finishes with period charm and a private garden with garden room / studio.

You enter the property via Rope Walk and shared path leads to an enclosed courtyard garden. The well presented accommodation comprises kitchen/ dining room from here stairs lead to the first floor where you will find the spacious triple aspect living room, double bedroom and en-suite bathroom.

The garden is bordered by a wall and contemporary fencing with a large decked area providing the ideal spot for entertaining. To the side of the decking is a superb timber garden room / studio. Outdoor hot and cold taps.

To arrange your appointment to view please call our Rye Office 01797 224000



Locality
The property occupies a tucked away position accessed via a shared pathway from Rope Walk.

Located only a short walk from the town centre and a wide range of amenities.

Rye offers an extensive range of facilities including a supermarket, many specialist and general retail stores, a fine selection of public houses and restaurants as well as coffee shops and eateries, collectively creating a very cosmopolitan atmosphere.

There is a primary and secondary school within the town, weekly markets as well as a sports centre with an indoor swimming pool.

The railway station offers regular services to Brighton and to Ashford where there are connecting high speed services to London.

Kitchen / Dining Room
16'2" x 10'9" (4.95 x 3.30)
Extensively fitted with a range of traditional style cupboard / drawer base units, matching wall mounted cabinets and display shelving. Complementing worktop with inset sink, four burner gas hob with oven beneath and extractor over. Integrated dishwasher. Useful range of built in cupboard under the stairs. Door and window to the front and further window to the side. Stairs to first floor.

Cloakroom
4'5" x 3'0" (1.36 x 0.92)
Wash basin and wc. Wall mounted boiler. Heated towel rail.

First Floor
Stairs rise from the kitchen / dining room.

Living Room
16'0" x 12'0" max (4.9 x 3.68 max)
Spacious triple aspect living area. Access to loft.

Bedroom property, details on request.
12'2" x 11'0" (3.71 x 3.36)
Window to the front. Range of built in wardrobes. Further Council Tax Band B
shelved cupboard.

Bathroom
Bath with shower / screen over, wash basin and wc. Window to the rear. Generous wall and floor tiling.

Outside
The garden enjoys a southerly aspect incorporating a large decked terrace, pergola with climbing kiwi plant and lawn / pebbled border. There is Pinot Noir vine and further shrubs. Enclosed by wall and contemporary fencing. There are outdoor hot and cold tap – perfect for cleaning up / dog wash.

Garden Room / Studio
Spacious room with door and window to the side. Light and power connected.

A useful ancillary space that could suit anyone looking to work from home or for alfresco entertaining.

Lease
Lease runs to 1st January 2142

Service Charge, Maintenance and Ground Rent
Service charge £250

Insurance £260

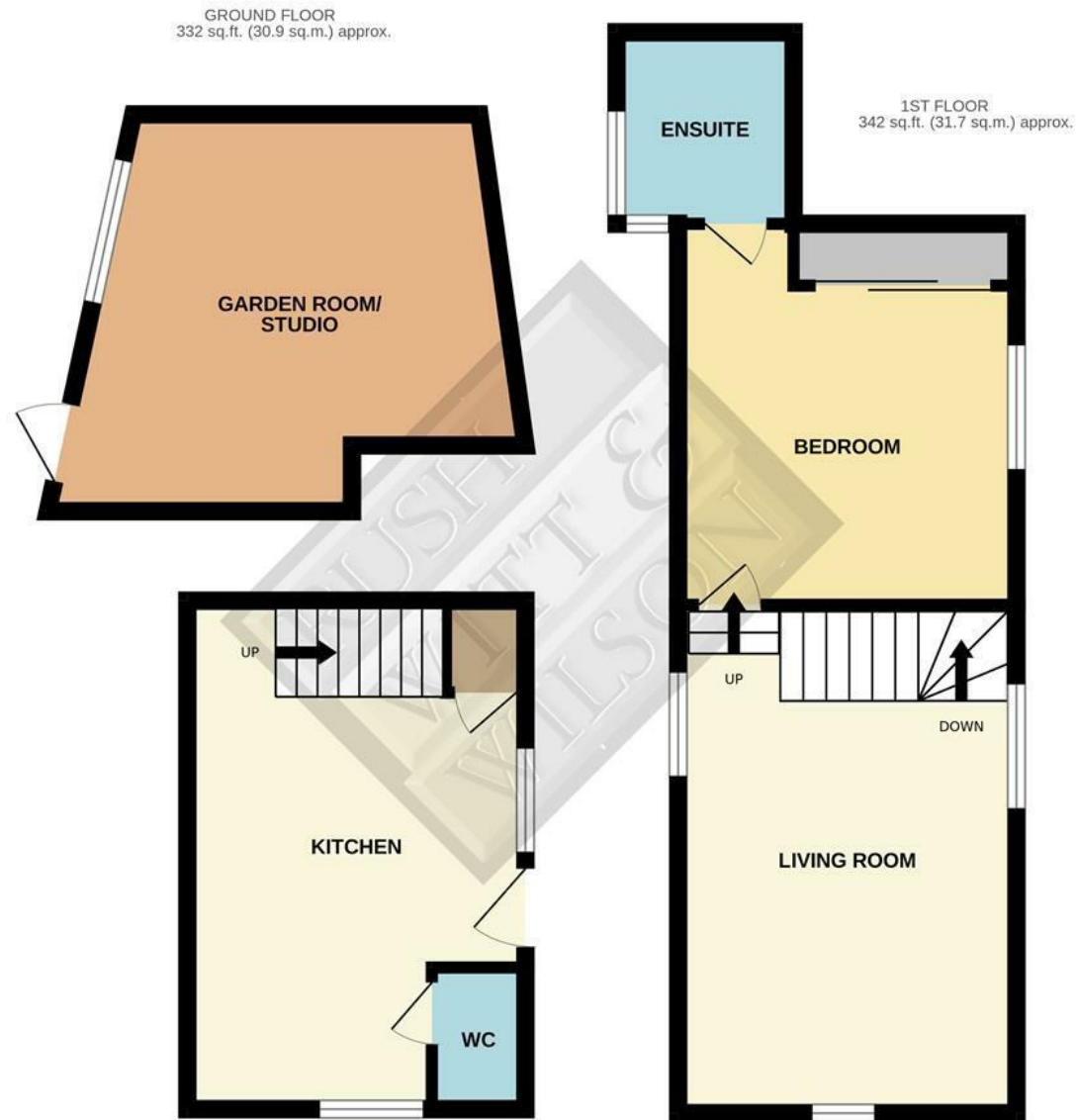
Ground Rent £250

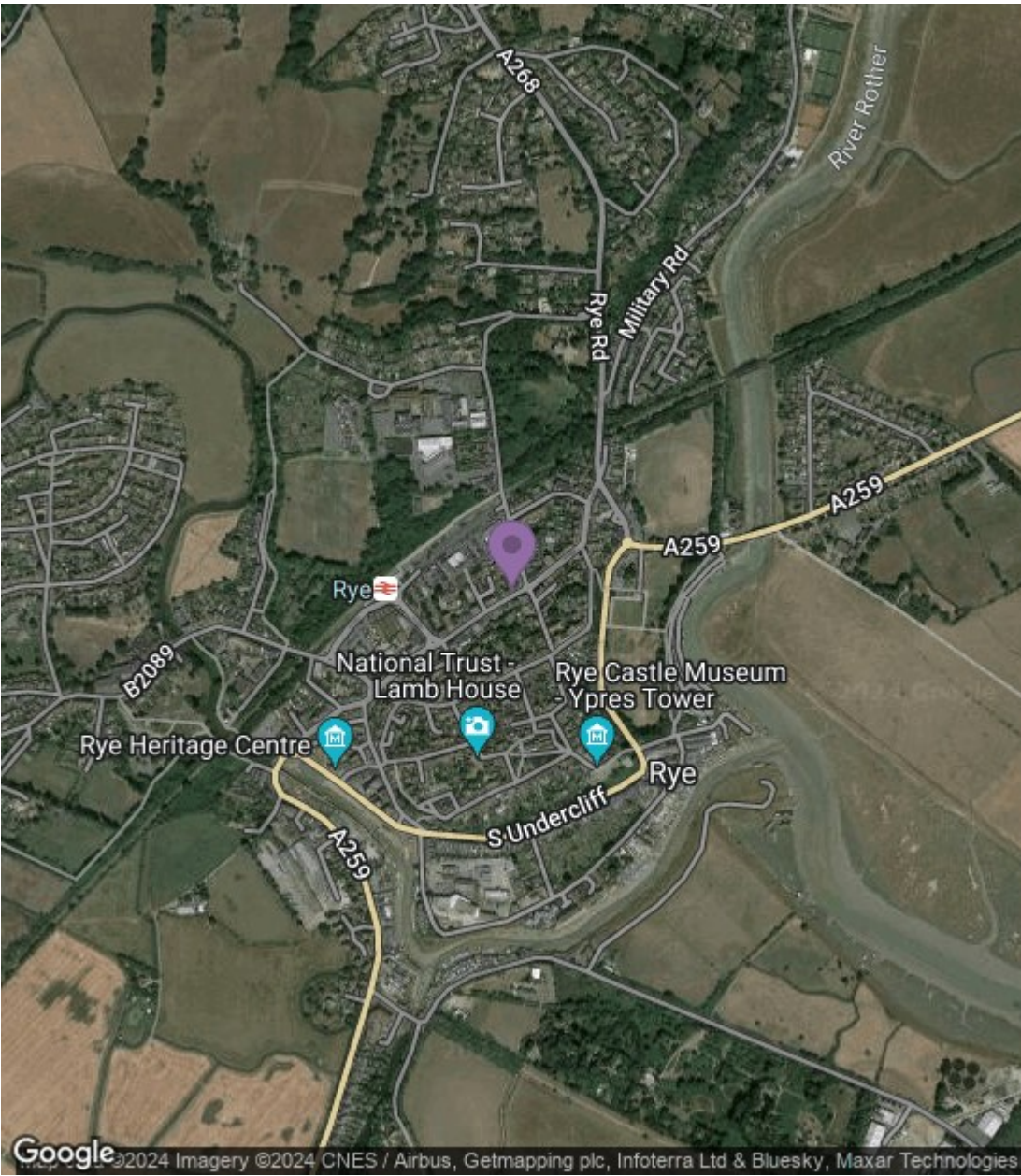
Agents Notes
None of the services or appliances mentioned in these sale particulars have been tested.

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 right of way through the garden to the adjoining







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	58	
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

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Lettings & Property Management**



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