RUSH WITT & WILSON

9 North Salts, Rye, East Sussex TN31 7NU
Guide Price £335,000

Rush Witt & Wilson are pleased to offer an extended and improved terrace house forming part of a popular residential development.
Originally a three bedroom home, two have been combined to create a generous main bedroom with dressing area. There is a further double bedroom and shower room on the first floor. Ground floor accommodation comprises an open plan living / dining room, kitchen and full width garden room.
Low maintenance garden to the rear.
Offered CHAIN FREE.
For further information and to arrange a viewing please contact our Rye Office 01797 224000

Locality
The property forms part of a popular residential development towards the outskirts of the Ancient Cinque Port Town of Rye and is considered to be within reasonable walking distance of the town and Railway Station.

Rye offers a wide range of daily amenities including a supermarket, an array of specialist and general retail stores, many historic inns and restaurants and a cinema. Primary and Secondary Schooling is available as well as a sports centre and indoor swimming pool.

There is a railway station giving access to Brighton in the West and to Ashford, where there are connecting, high speed, services to London.

Reception area
Door to the front. Stairs to first floor.

Living / Dining Room
24'6" x 14'6" (7.49 x 4.44)
Bay window to the front. Fireplace. Double doors to the rear lead into the garden room.

Kitchen
9'7" x 8'1" (2.94 x 2.48)
Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Complementing worktop with inset ceramic hob, oven beneath. Peninsular unit with sink and on the reverse cupboard housing washing machine.

Garden Room
15'5" x 7'10" (4.72 x 2.4)
Accessed from the living / dining room and open plan to the kitchen. A light and airy room with double doors leading out to the garden. Tiled floor.

First Floor Landing

Bedroom / dressing room.
16'0" x 11'1" (4.90 x 3.40)
Two Windows to the front. Range of built in wardrobes.

Originally two bedrooms that have been combined.

Bedroom
10'0" x 9'7" (3.05 x 2.94)
Window to the rear.

Shower Room
7'7" x 5'6" (2.32 x 1.70)
Shower cubicle, wash basin and wc. Heated towel rail. Window to the rear.

Outside
Small area of garden to the front and paved path / steps leading to the property.

The rear garden has been designed for ease of maintenance being predominantly paved with central pergola and raised bed to the rear. Pedestrian gate.

Agents Notes

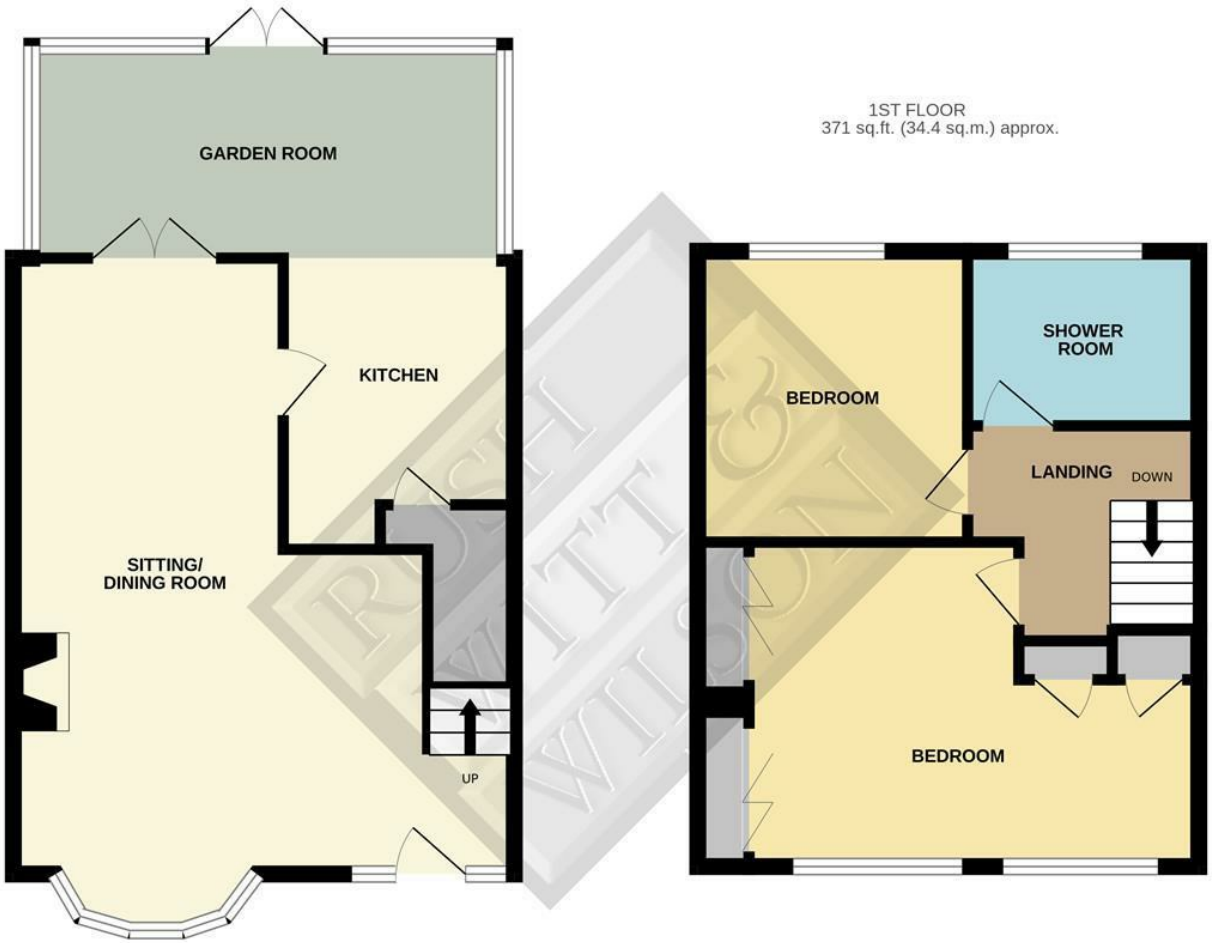
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band D

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurem of doors, windows, rooms and any other items are approximate and no responsibility is taken for any e omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guara as to their operability or efficiency can be given.
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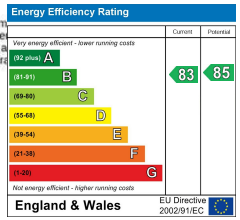

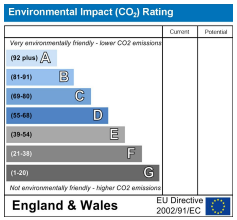

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The Property Ombudsman
Relocation agent network