RUSH WITT & WILSON

4 Main Street, Iden, Rye, East Sussex TN31 7PT
Guide Price £270,000

Rush Witt & Wilson are pleased to offer an attached period cottage in the popular village of Iden.

Considered equally suitable as a main residence or second / holiday home.

Arranged over two floors the accommodation comprises two bedrooms, living room with log burner, kitchen and shower room. Carport to the side.

Well proportioned garden.

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

Locality
The cottage is located in the heart of Iden, a popular village just south of the Kent / Sussex border and only a short distance from the ancient town of Rye.

Local amenities include a general store with Post Office, community hall and public house/restaurant.

Additional shopping, sporting and recreational facilities can be found in the nearby towns of Tenterden and Rye.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets as well as a railway station with services to the city of Brighton in the West and to Ashford from which there are high speed services to London.

Living Room
12'3" x 11'3" (3.74 x 3.43)
Window and door to the front. Fireplace with inset log burner, display / storage shelving to either side.

Kitchen
12'4" x 8'11" (3.77 x 2.73)
Fitted with a range of traditional style cupboard / drawer units. Complimenting wooded worktop with inset sink. Space and point for cooker.

Lobby
Door to side.

Shower Room
7'8" x 6'11" (2.34 x 2.12)
Window to the rear. White suite comprising large walk in shower, wash basin and wc.

First Floor
Stairs rise from the kitchen.

Bedroom
13'0" x 11'6" (3.98 x 3.53)
Window to the front.

Bedroom
12'9" x 6'10" (3.9 x 2.1)
Window to the rear.

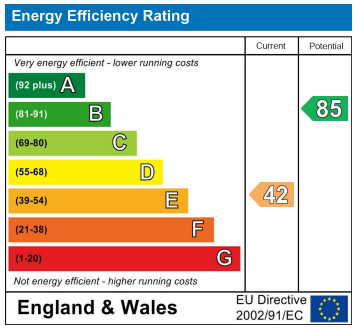
Outside
Low level wall to the front. A yard / terrace abuts the rear of the property accessed from the lobby. Level lawn bordered by mature hedging leading onto a further lightly wooded area.

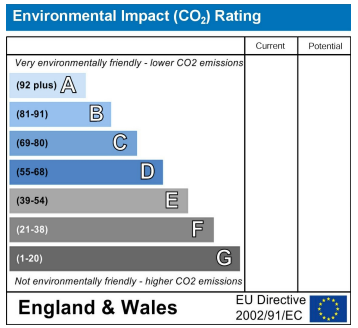
Carport
21'7" x 8'2" (6.6 x 2.5)
Personal door to rear yard and garden. Light.

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

It should also be noted that measurements 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

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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