

3 The Close, Rye, TN31 7BS
£325,000 Freehold

This fully refurbished three-bedroom semi-detached home is now available for sale, chain free. This property stands out as one of the larger styles on the Tilling Green estate. Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hallway. The ground floor features a comfortable living room, which presents an excellent opportunity for a log burner, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the brand new kitchen/diner, equipped with integrated appliances, perfect for family meals and entertaining. Additionally, a convenient utility room and a downstairs shower room enhance the practicality of this delightful home. As you ascend to the first floor, you will find three well appointed bedrooms, providing ample space for family living. A family bathroom completes this level, ensuring all your needs are met. Externally, the property boasts a low-maintenance rear garden with decking, ideal for alfresco dining during the warmer months. The front of the house features a neatly kept lawn, enclosed by charming picket fencing, adding to the overall appeal. Furthermore, the large driveway accommodates parking for up to three vehicles and includes an electric car charging point, catering to modern needs. This property is perfectly situated just a short walk from the vibrant centre of Rye, making it an ideal family home in a sought-after location. With its thoughtful refurbishment and excellent amenities, this home is ready for you to move in and enjoy.








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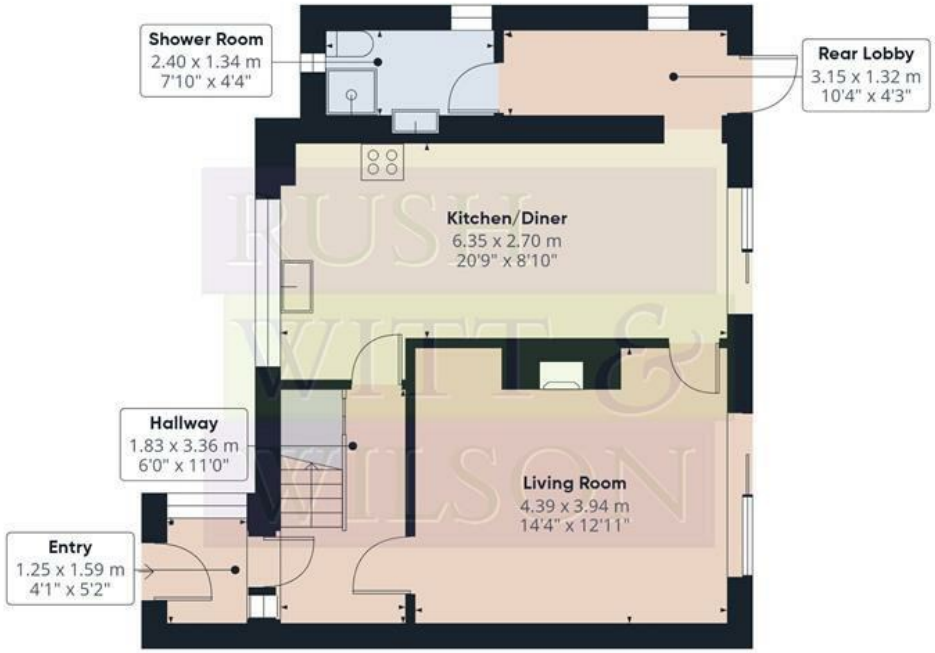

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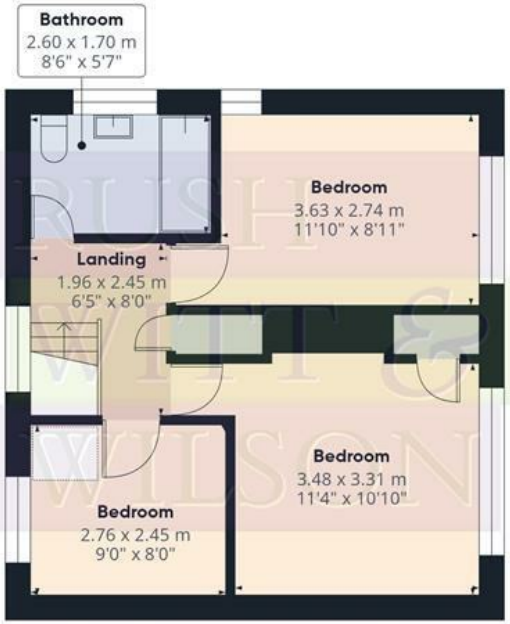

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Floor 0



Floor 1



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Approximate total area(1)

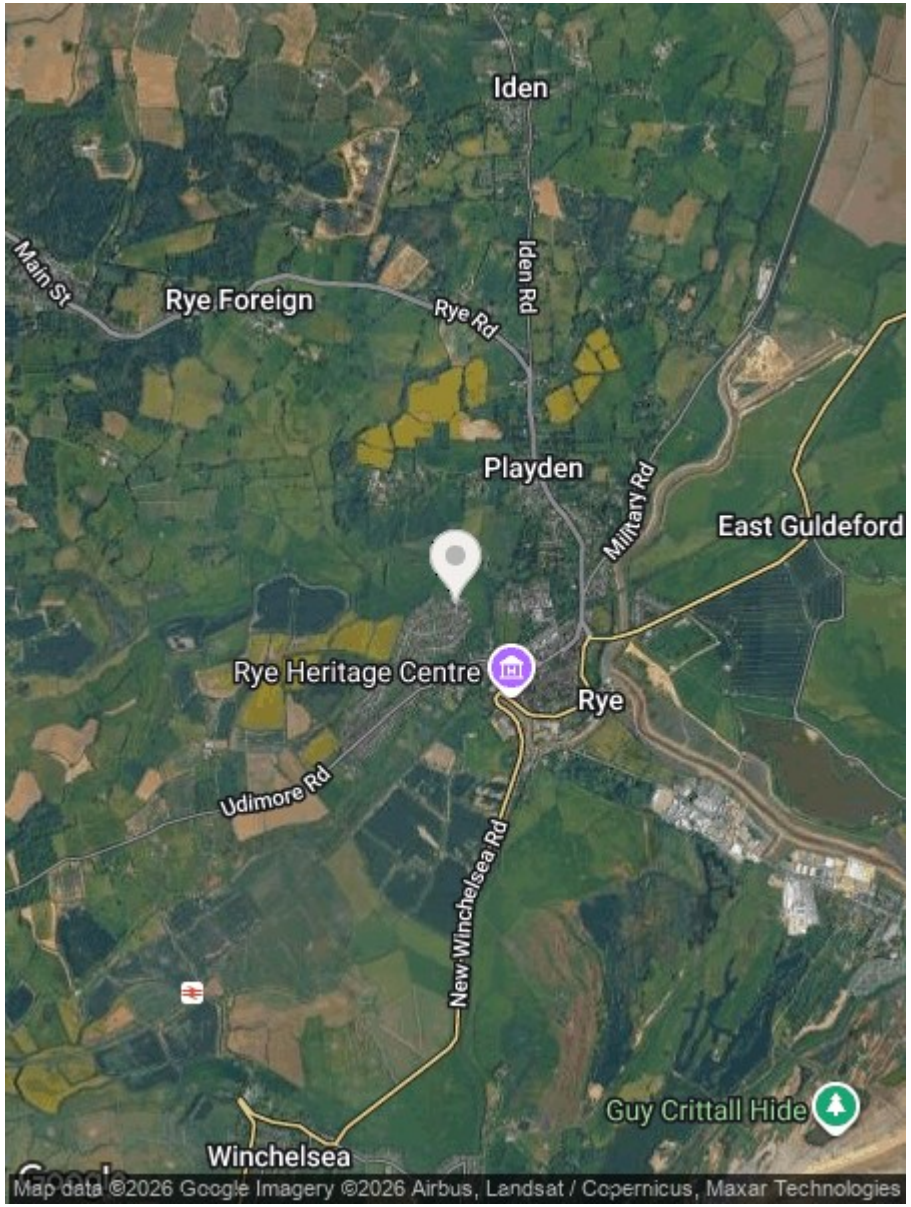
89.9 m²

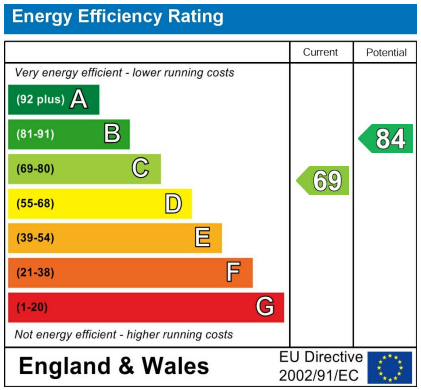
969 ft²

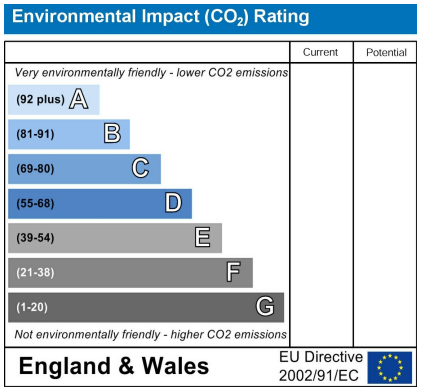
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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