RUSH WITT & WILSON

11 Paines Cottages Rye Harbour Road, Rye, TN31 7TP
Guide Price £345,000

Rush Witt & Wilson are pleased to offer this delightful two-bedroom house presented in excellent condition and set in a popular location close to Rye Harbour & Nature Reserve.
Positioned in a cul-de-sac location you approach the property via the drive and front garden with lawn and pathway surround by mature planting. Internally the property comprises of a lounge to the front with exposed floorboards and feature log burner, central tiled hallway with access to the modern fitted shower room and kitchen/dining room with a range of light-coloured modern fitted units and bi-fold doors leading to the garden.
Upstairs the main bedroom can be found to the front and second bedroom to the rear.
The garden is a decked area leading to the garden room with power & lighting making it an ideal games room or office.
Viewing is highly recommended. Please call 01797224000 to arrange a viewing.

Living room
12'1" x 10'11" (3.705 x 3.331)
Wooden flooring, window overlooking front garden, wood burner and electric heater on the wall.

Bathroom
7'5" x 8'9" (2.277 x 2.670)
Tiled flooring, shower, toilet and basin, skylight.

Kitchen
10'7" x 12'3" (3.247 x 3.738)
Tiled floor, Modern kitchen units, plumbing for washing machine, built in dishwasher, built in fridge. Bifold doors out onto garden.

Front bedroom
10'11" x 12'2" (3.329 x 3.718)
wooden flooring, window to front, electric heater on the wall, chimney feature.

Back bedroom
12'1" x 6'3" (3.704 x 1.911)
Wooden flooring, Window to rear overlooking garden, airing cupboard.

Summer house
11'7" x 8'7" (3.539 x 2.629)
Bifold doors onto garden, power and light. Hard flooring, currently used as a games room.

Outside space
Front enclosed garden, mostly lawn. Rear garden, decking throughout and summer house.

Parking
Off road parking / Driveway to front.

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

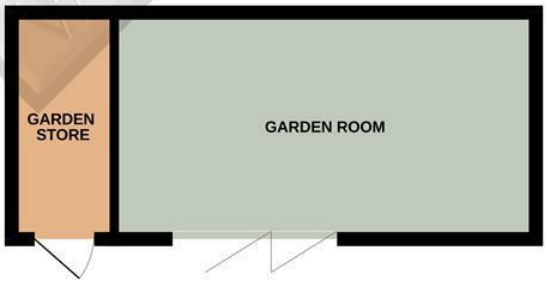
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council tax: Band B

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
245 sq.ft. (22.8 sq.m.) approx.

OUTBUILDING
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

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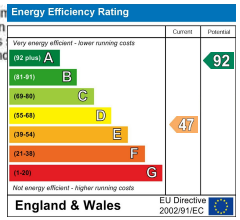

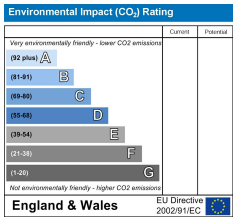

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