

**RUSH  
WITT &  
WILSON**



**33 South Undercliff, Rye, East Sussex TN31 7HN  
Guide Price £300,000**



Rush Witt & Wilson are pleased to offer a well presented attached townhouse conveniently located for the towns amenities.

The accommodation is arranged over three floors, the living accommodation is open plan with sitting room to the front and dining room to the rear, there is adjoining modern fitted kitchen and ground floor bathroom. On the first floor there are two double bedrooms and on the second floor a further good size double aspect bedroom. The rear garden enjoys a southerly aspect.

The property will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase.

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

#### **Locality**

Located on South Undercliff close to the heart of Rye, an ancient Cinque Port town on the South coast, convenient for the town centre with the railway station within walking distance.

Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool. Rye also boasts the famous cobbled Citadel, working quayside and weekly general market. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there is access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

#### **Entrance Vestibule**

Door leading into:

#### **Living Room**

13'2" x 11'8" (4.014 x 3.57)

Window to front. Fireplace with a tiled surround. Open plan to:

#### **Dining Room**

13'3" x 11'10" (4.04 x 3.63)

Window to rear. Built in cupboards. Stairs to first floor. Shelled under stairs cupboard. Connecting doorway to:

#### **Kitchen**

9'7" x 7'6" (2.94 x 2.31)

Fitted with a range of modern shaker style cupboard / drawer base units with complimenting work surface, inset ceramic hob with extractor over, double inset sink, cupboard housing gas fired boiler, upright unit with oven and microwave, space for fridge/freezer. Window and door to side.

#### **Lobby**

Airing cupboard housing hot water cylinder. Further storage.

#### **Bathroom**

6'6" x 5'6" (1.99 x 1.69)

Window to side. A white suite comprising panel bath with mix tap / shower attachment and screen over. Wash basin and wc.

#### **First Floor Landing**

Window to side. Stairs rising from the dining room.

#### **Bedroom**

13'3" x 11'10" (4.04 x 3.61)

Window to front. Built in cupboard.

#### **Bedroom**

11'9" x 10'5" (3.6 x 3.2)

Window to rear. Built in cupboard.

#### **Second Floor Landing**

Stairs rise from the first floor.

#### **Bedroom**

18'2" x 12'2" (5.54 x 3.72)

Double aspect with windows to front and rear. Over stairs cupboard.

Agents Note: Previously arranged as two interconnecting bedrooms. Potential to reinstate a wall.

#### **Outside**

The rear garden enjoys a southerly aspect, accessed from the kitchen there is a brick paved yard / path leading to an area of level lawn. Pedestrian gate to side.

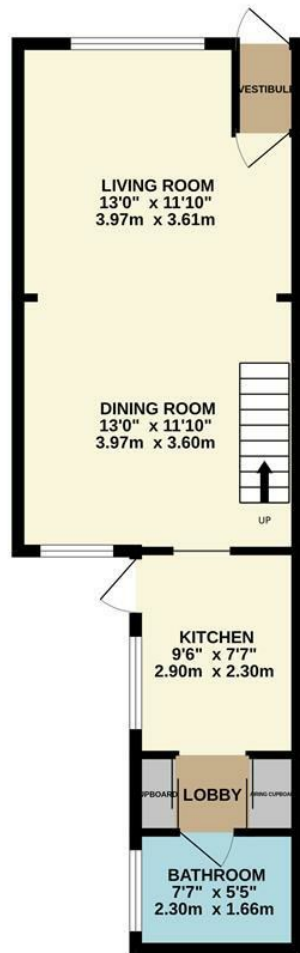
#### **Agents Note**

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

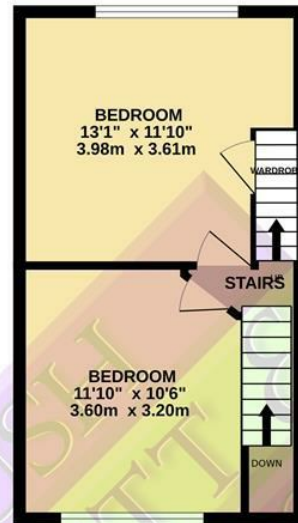
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - C

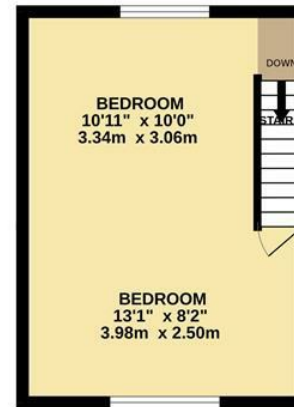
GROUND FLOOR



1ST FLOOR



2ND 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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