

**RUSH
WITT &
WILSON**



2 Hylands Yard, Rye, East Sussex TN31 7EP
Guide Price £350,000

CHARMING CHARACTER HOME IN THE HEART OF TOWN.

Rush, Witt & Wilson are delighted to present to the market this Grade II listed two bedroom terraced cottage with a courtyard in the heart of Rye Citadel.

Arranged over two floors the accommodation comprises on the ground floor of living room, kitchen with dining space and to the first floor, two well appointed bedrooms and a family bathroom.

Offered for sale CHAIN FREE, early viewings are considered essential to avoid disappointment and can be arranged via the vendors appointed sole agents Rush, Witt & Wilson on 01797 224000.



Locality

The property is situated in the heart of the ancient Cinque Port town of Rye, being located in the High Street. and within easy walking distance to the railway station.

The town offers a wide range of daily amenities including a supermarket, many specialist and general retailers complimented by historic inns and eateries as well as the Kino cinema.

Primary and secondary schooling is available, as well as a sports centre and indoor swimming pool.

The railway station allows access to the city of Brighton in the west and to Ashford, where there are connecting services to the capital and continental Europe.

Beautiful undulating countryside borders the town to the north, whilst to the south there is the Rye Bay with miles of open shingle beach extending from a nature reserve at Rye Harbour to the the cliffs at Fairlight, as well as being home to the famous Camber Sands.

Living room

11'1" x 11'10" (3.38 x 3.61)

Access via front door, wooden floor, fireplace, radiator, window to the front.

Dining space

11'1" x 8'1" (3.4 x 2.47)

Carpeted floor, radiator, built-in storage, window looking into courtyard.

Kitchen

9'11" x 4'9" (3.03 x 1.47)

Vinyl floor, range of matching wall and base units, space for cooker and plumbing for washing machine, inbuilt sink, window looking into courtyard.

Stairs**Bedroom**

8'9" x 8'1" (2.68 x 2.48)

Carpeted floor, radiator, window to rear of the property.

Bathroom

4'5" x 7'11" (1.37 x 2.43)

Vinyl floor, WC, sink, bath, window looking to the rear of the property.

Bedroom

15'8" x 11'2" (4.78 x 3.42)

Wooden floor, fireplace, built-in storage, radiator, window to the front of the property.

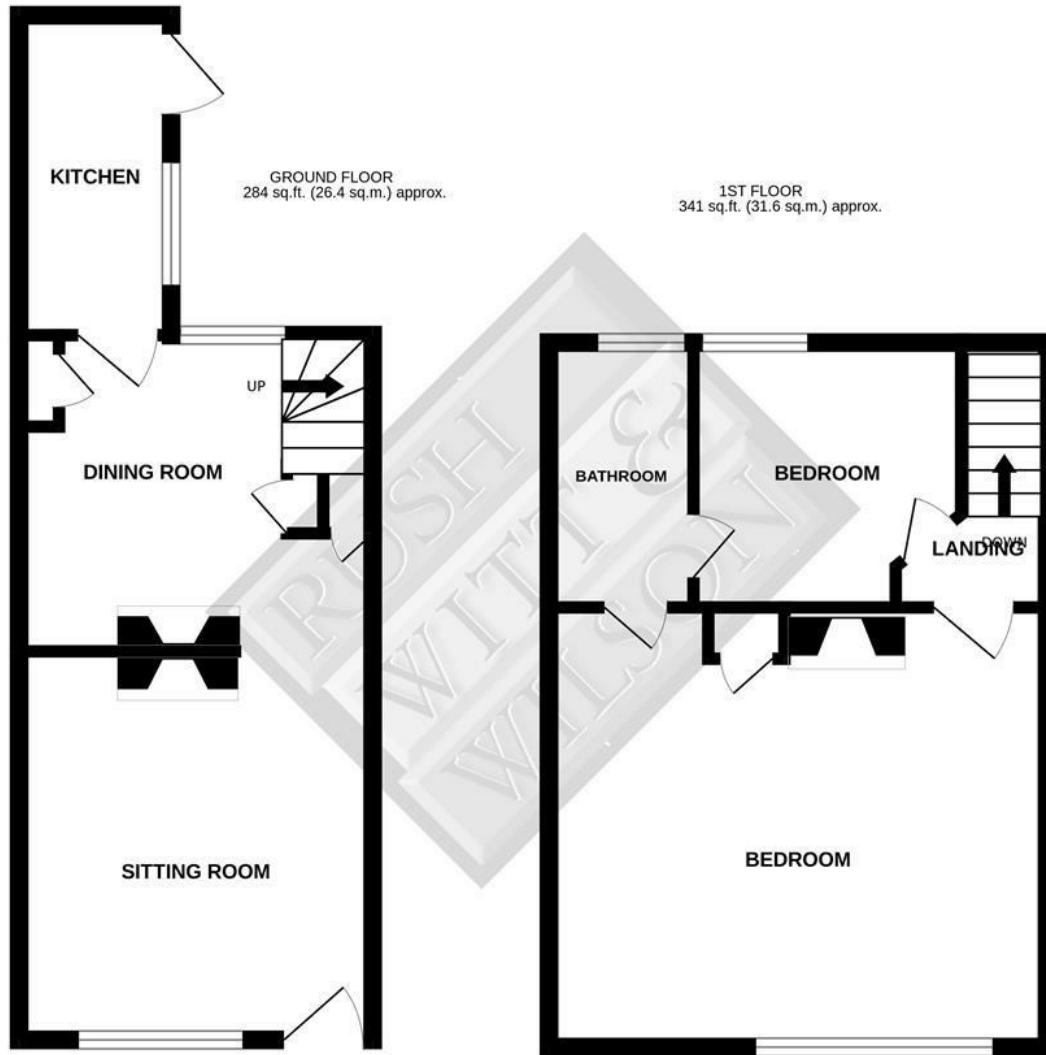
Courtyard**Agent notes.**

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.

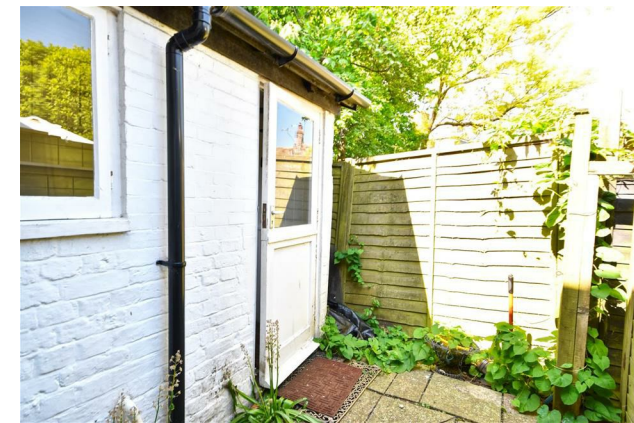
Council Tax Band D





TOTAL FLOOR AREA : 625 sq.ft. (58.0 sq.m.) approx.

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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