

**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.

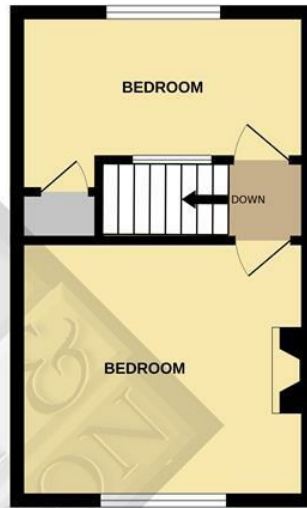
#### **Parking**

Off road parking / Driveway to front.

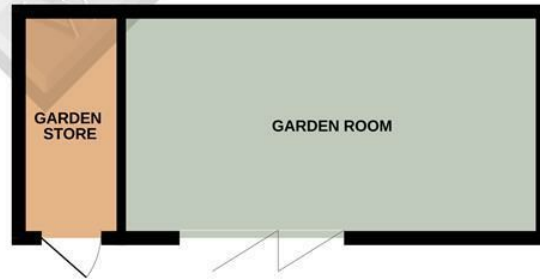
GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



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, no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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