

**RUSH
WITT &
WILSON**



**58 Ferry Road, Rye, East Sussex TN31 7DN
£340,000**

CONVENIENTLY LOCATED TWO BEDROOM HOME WITH GARAGE

Rush Witt & Wilson are pleased to offer a well presented mid terrace house in Rye.

The generously proportioned accommodation comprises an open plan living / dining room, kitchen and shower room. On the first floor there are two good size bedrooms.

Low maintenance courtyard style garden.

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

Locality

Situated in the Ferry Road Quarter of Rye close to the town centre where a range of daily amenities will be found including a supermarket, specialist and general retail stores and a fine selection of public houses, wine bars and eateries, all contributing to the cosmopolitan feel of the town.

Rye also offers primary and secondary schooling, weekly markets and a sports centre.

The railway station has regular services to the city of Brighton in the West and to Ashford that has high speed connections to London.

The Rye Bay is only a short drive away comprising the famous Camber Sands, beautiful shingle beach at Winchelsea and Rye Harbour where mooring and launching facilities are available.

Living / Dining room

14'2" x 22'3" (4.324 x 6.788)

Window to front, radiator, window to rear and door leading through to kitchen. Feature brick fireplace. Stairs to first floor.

Kitchen

13'2" x 7'5" (4.037 x 2.278)

Window to side, door leading out to garden.

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Worktop with inset sink. Space and plumbing for washing machine and further space for fridge and freezer. Space and point for cooker.

Bathroom

6'9" x 5'8" (2.069 x 1.731)

Tiled floor and walls, walk in shower, wash basin and wc. Window to side.

Bedroom

13'5" x 10'10" (4.097 x 3.323)

Window to front, radiator below, carpet floor, built in wardrobes.

Bedroom

11'0" x 10'11" (3.366 x 3.352)

Window overlooking garden, radiator below, carpet floor, cupboard over stairs.

Garage

18'9" x 14'2" (5.74 x 4.34)

Accessed via track to the side of properties, small hardstanding to the front leading to folding doors. Personal door to the side accessed from the garden.

Outside

Small terrace to the front.

The rear garden has been designed for ease of maintenance being predominantly paved with decked areas. Pedestrian gate. Door to garage.

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 - C

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 02 (90-100) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 02 (90-100) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

