

**RUSH
WITT &
WILSON**



44 Vidler Square, Rye, East Sussex TN31 7FP
Guide Price £430,000

Rush, Witt & Wilson are pleased to market a modern home offering spacious and versatile accommodation all only a short walk from the centre of Rye.

The accommodation is arranged over two floors and comprises entrance hall, cloakroom, large L-shaped open plan kitchen / dining room with direct access to rear garden and living room. On the first floor, there are four bedrooms, two of which have suite shower rooms and a family bathroom.

The property sits on the edge of Valley Park estate over looking open spaces, has a good size low maintenance garden enjoying a westerly aspect, Carport and further parking.

To arrange to view, please contact our Rye Office 01797 224000.



Locality
Vidler Square forms part of the Valley Park development on the edge of the Ancient Cinque Port Town of Rye.

The town centre and railway station are within walking distance and offers services to the city of Brighton and to Ashford where there are high speed connecting services to London. 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, weekly farmers' and general markets. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Hallway

Cloakroom
5'6" x 3'0" (1.70 x 0.92)
A white suite comprising wash basin and wc. Window to the side.

Living Room
16'4" x 10'2" (4.98 x 3.11)
Double doors from reception hallway. Window to the front.

Kitchen / Dining Room
17'11" x 17'3" (5.47 x 5.28)
Fitted with a range of modern shaker style cupboard / drawer base units and matching wall mounted cabinets. Solid worktop with inset sink. Four burner gas hob with oven beneath and extractor over. Upright unit housing fridge freezer. Integrated washing machine and dishwasher. Door to the side leading into carport.

Dining area with double doors to the rear opening onto terrace / garden.

First Floor
Stairs rise from the reception hallway. Access to loft space. Airing cupboard.

Bedroom
16'2" x 10'4" (4.93 x 3.16)
Window to the front. Dressing area with built in wardrobes.

Ensuite Shower Room
10'3" x 3'1" (3.13 x 0.95)
Shower cubicle, wash basin and wc. Heated towel rail. Window to the rear.

Bedroom
11'2" x 9'3" (3.41 x 2.82)
Window to the front. Built in cupboard.

Ensuite Shower Room
5'7" x 5'6" max (1.71 x 1.70 max)
Shower cubicle, wash basin and wc. Heated towel rail. Window to side.

Bedroom
11'9" x 8'10" (3.6 x 2.70)
Window to the rear. Built in cupboard.

Bedroom
8'6" x 8'0" (2.61 x 2.44)
Window to the rear.

Bathroom
7'5" x 6'6" (2.27 x 2)
A white suite comprising bath with shower / screen over, wash basin and wc. Heated towel rail.

Outside
Low maintenance garden to the front with picket fencing.

A brick paved drive provides off road parking and access to the carport. Double gates open to a further brick paved hardstanding.

A paved terrace abuts the rear of the property and is accessed from the kitchen / dining room, this leads onto a secure gently sloping lawn.

Carport
20'8" x 9'1" (6.3 x 2.77)

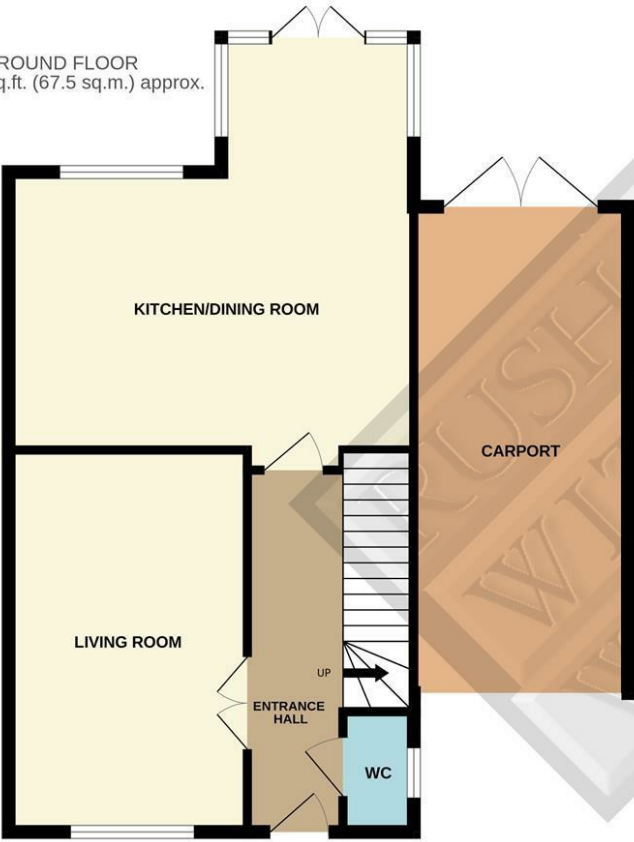
Agents Notes
None of the services or appliances mentioned in these sale particulars have been tested.

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.

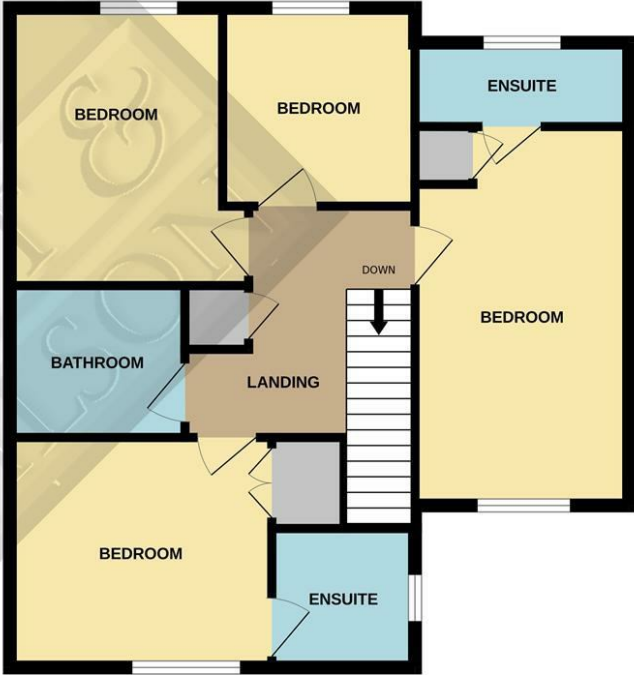
Council Tax E



GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



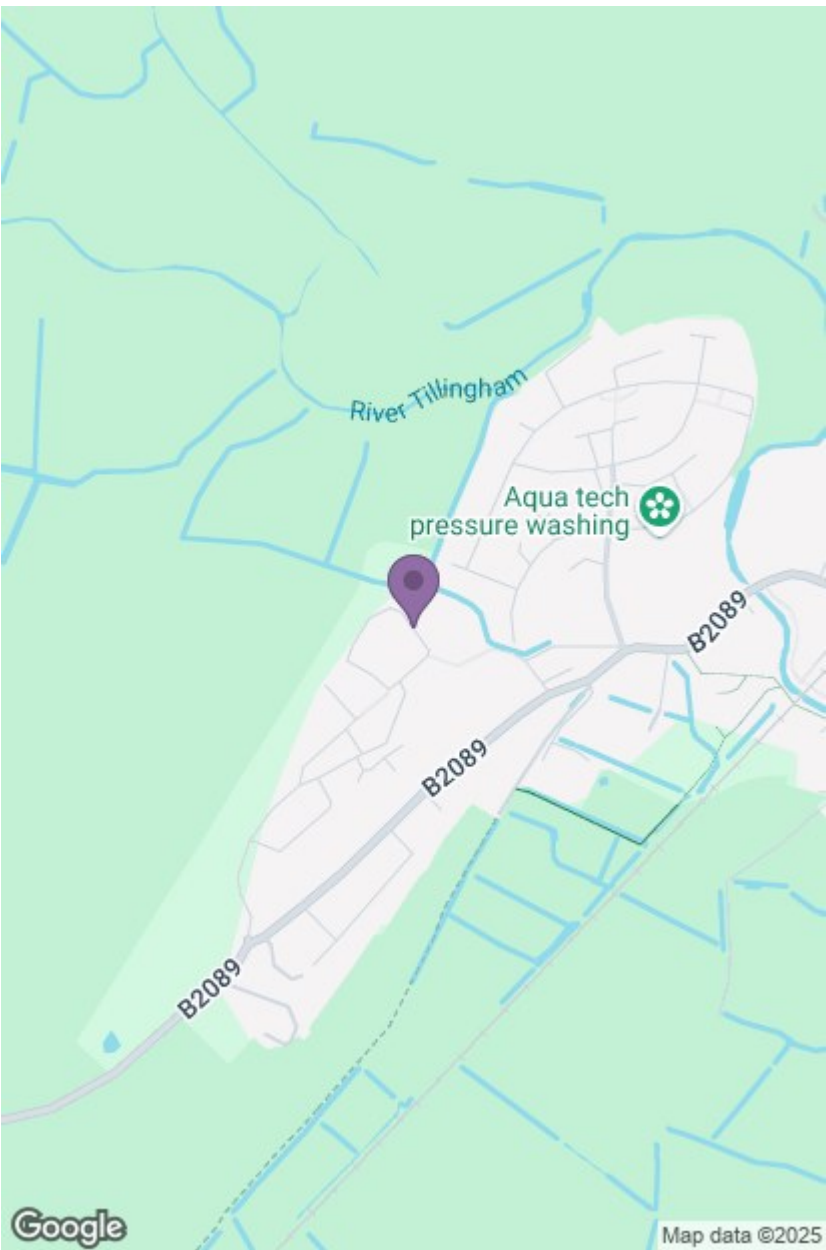
TOTAL FLOOR AREA : 1396 sq.ft. (129.7 sq.m.) approx.

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			
(92 plus) A		84	94
(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	
(92 plus) A	
(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	



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**