19 Parkwood, Rye, TN31 7XE
£325,000 Freehold

A beautifully presented three-bedroom mid-terrace house, recently modernised and extensively renovated to a high standard throughout, situated in a quiet cul-de-sac within this popular village setting. The accommodation is well proportioned and begins with a spacious entrance hallway and downstairs cloakroom/wc. A particular feature is the newly fitted kitchen, finished with a stylish range of matching modern units and integrated appliances, with an opening flowing through into the generous living/dining room. From here, doors open directly onto the rear garden, which also benefits from gated rear access. To the first floor are three well-proportioned bedrooms together with a modern family bathroom/wc. Further benefits include gas central heating and double glazing throughout. Ideally positioned for local shops and everyday amenities, the property also enjoys excellent access to Rye, with the town centre approximately a 10 minute drive away. Having undergone extensive improvement and offering modern, ready-to-move-into accommodation in a peaceful village location, this superb home would make an excellent first-time purchase, family home or investment.

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

95p
RUSH
WITT &
WILSON

Floor 0

Floor 1

RUSH WITT & WILSON

Approximate total area[1]

79.7 m²

858 ft²

Reduced headroom

1.1 m²

12 ft²

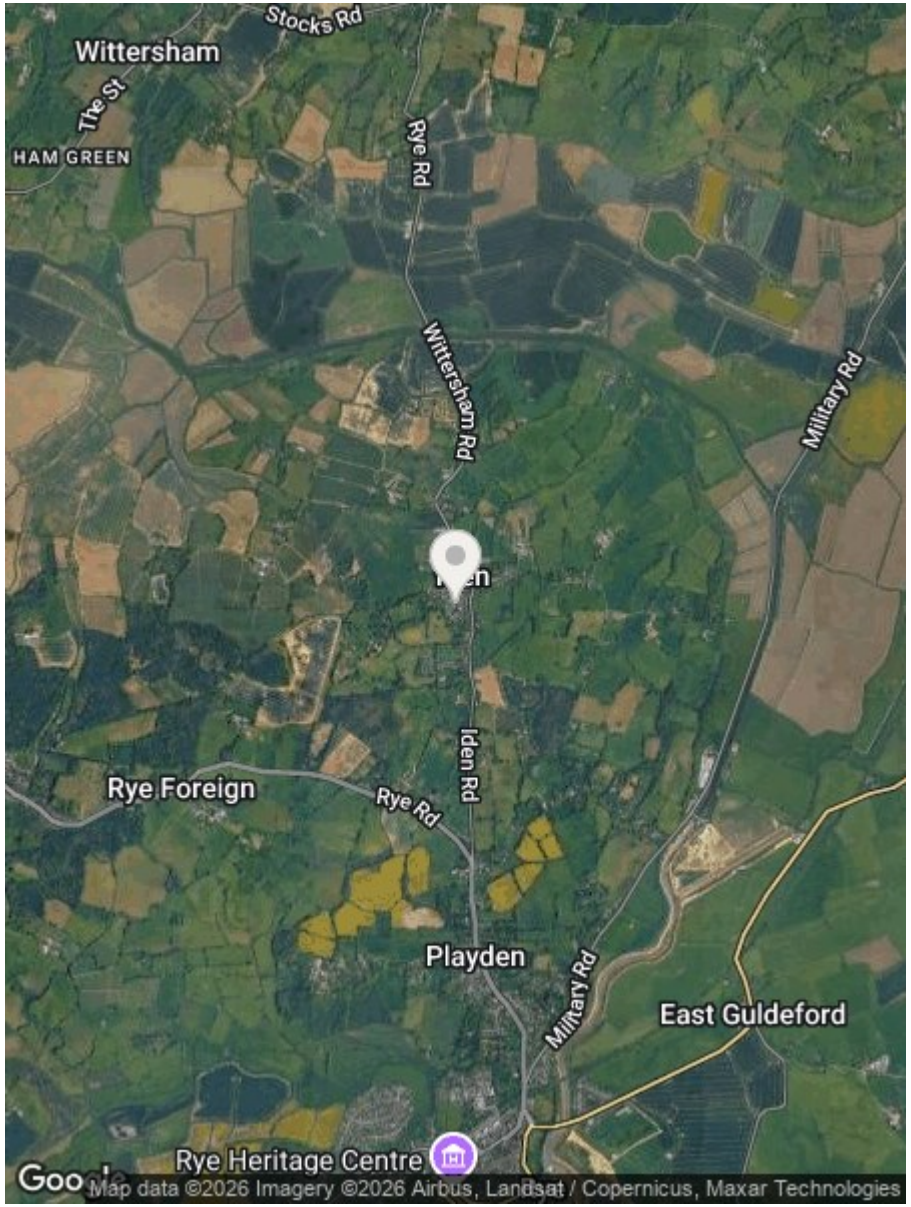
(1) Excluding balconies and terraces

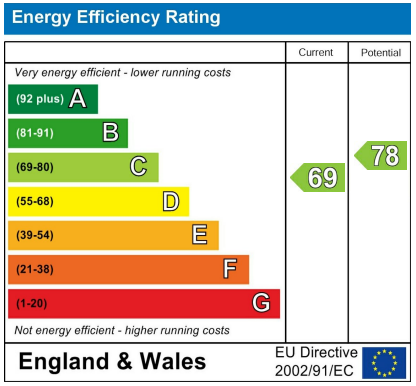
Reduced headroom

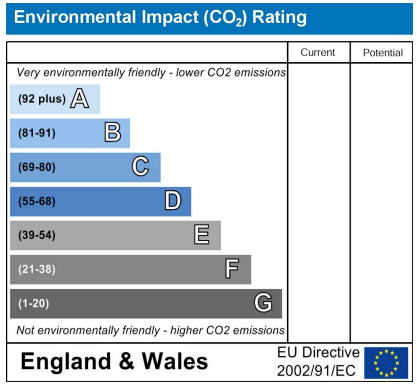
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

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