

**RUSH  
WITT &  
WILSON**



**2 Western Barn Close, Rye, East Sussex TN31 7EF  
£350,000**

**\*WELL PRESENTED TWO-BEDROOM HOME WITH OFF-ROAD PARKING AND EASY ACCESS TO THE TOWN CENTRE\***

Rush Witt & Wilson are delighted to offer this wonderful home set in a private gated development in Rye, ideally located to experience everything Rye has to offer. The property is well-presented throughout and provides off-road parking, open plan living, separate utility room, storage area and garden.

Entering the property on the ground level you will find the utility room and connecting store room (previously the garage) and separate W.C. You can access the garden from the entrance hall and utility. Stairs lead from this level to the double aspect open plan living space on the first floor which combines the lounge to the front with Juliet balcony which has views across fields to the west, dining area and modern fitted kitchen to the rear. The second floor offers two double bedrooms and a bathroom.

Outside to the front is the driveway offering private parking and at the rear there is a paved garden.



**Locality**

The property is situated within a popular gated development towards the outskirts of Rye and is readily accessible to a wide range of daily amenities afforded by the bustling town centre.

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 with an indoor swimming pool. Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers/general markets. The railway station offers regular services to Brighton and Ashford where there are connecting high speed services to London.

Rye is bordered by undulating countryside whilst a short drive away at Rye Harbour, there are mooring and launching facilities as well as access to miles of open shingle beach which forms part of the stunning coastline of Rye Bay.

**Entrance Hall**

20'10 x 6'9 (6.35m x 2.06m)  
Under stairs storage with space and plumbing for a washing machine and tumble dryer, door providing access to the rear garden, doors off to the following:

**Cloakroom/WC**

6'2 x 2'11 (1.88m x 0.89m)  
Window, low level wc, wash hand basin.

**Utility Room**

12'7 x 8'8 (3.84m x 2.64m)  
Window to rear, modern base units , space for freestanding fridge, door providing access to the garden, internal door leading through to:

**Storage Room**

8'2 x 7'2 (2.49m x 2.18m)  
Up and over garage door, currently used as a bin store and general storage room for bicycles etc.

**First Floor**

**Living Room**

24' x 9' (7.32m x 2.74m)  
Double aspect with double doors onto Juliet balcony enjoying views across the fields to the west, L-shaped room opening onto:

**Kitchen**

9'4 x 5'9 (2.84m x 1.75m)  
Window to side, modern base and eye level units comprising built in dishwasher, fridge/freezer, oven, gas hob with extractor over, sink unit with side drainer.

**Second Floor**

**Landing**

Doors off to the following:

**Bathroom**

6'4 x 6' (1.93m x 1.83m)  
Window, bath with shower over, low level wc, wash hand basin, heated towel rail.

**Bedroom One**

13'1 x 9'8 (3.99m x 2.95m)  
Window to side, with views across fields to the west, built in double wardrobes.

**Bedroom Two**

10' x 8'11 (3.05m x 2.72m)  
Window overlooking Rye Citadel.

**Outside**

**Gardens**

Mainly paved with pebbled edging. Driveway to the front of the property for off road parking. Up and over garage door leads through to a storage area.

**Agents Note**

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

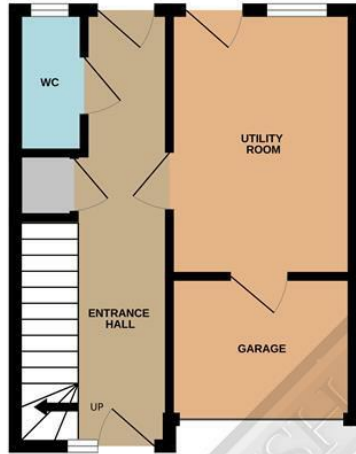
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be

relied upon for any other purpose.

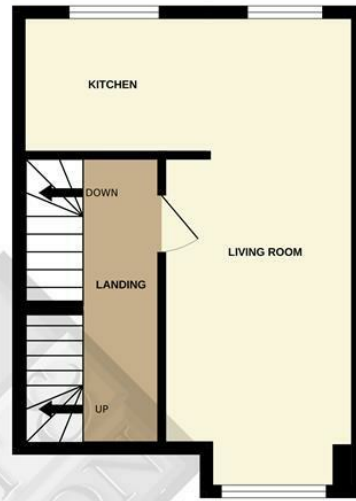
Council Tax Band – D



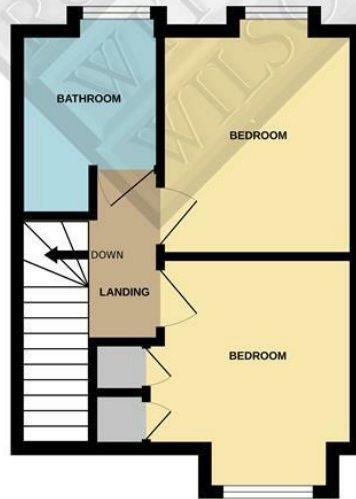
GROUND FLOOR  
278 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.

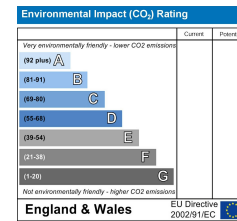
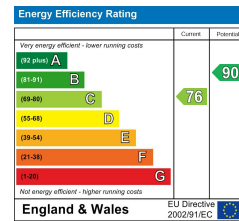


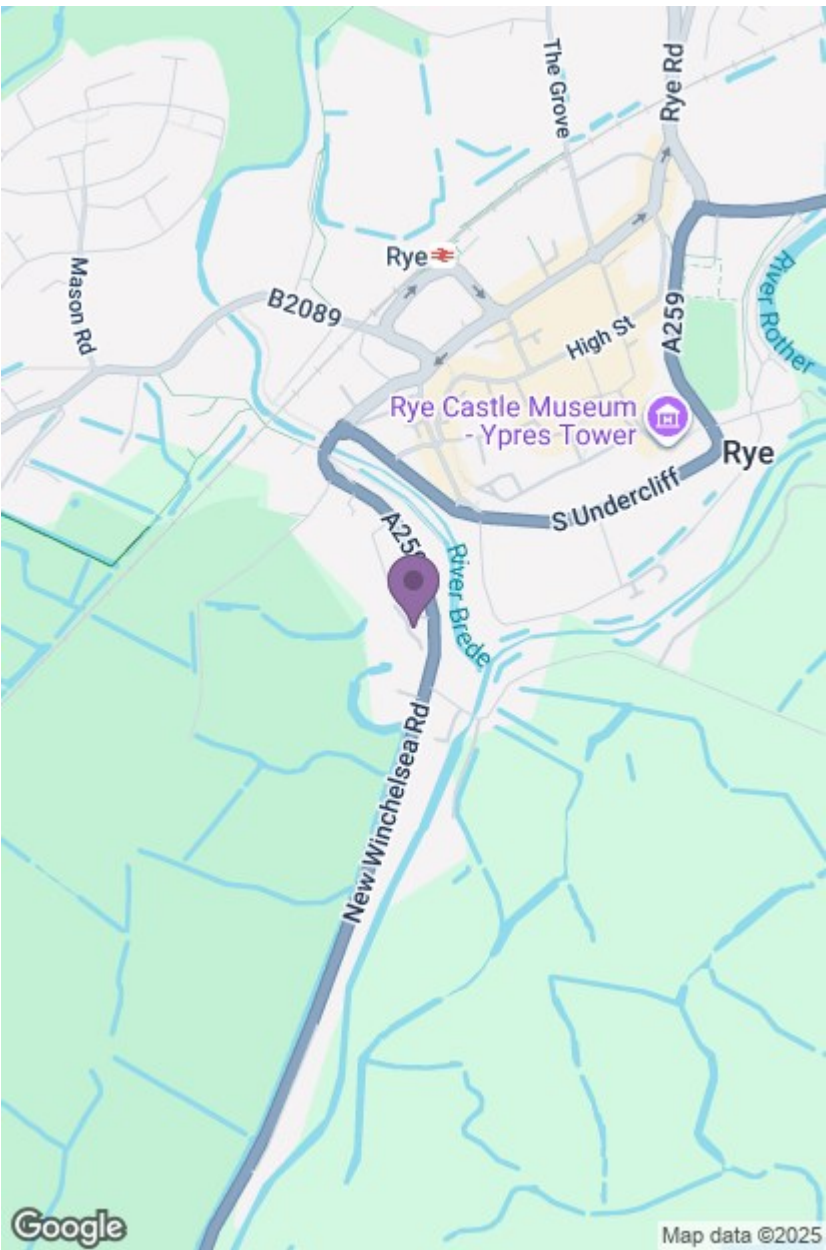
2ND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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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