

RUSH
WITT &
WILSON



The Moorings Rock Channel, Rye, East Sussex TN31 7HJ
Guide Price £455,000

DETACHED BUNGALOW WITH POTENTIAL

Rush Witt & Wilson are pleased to offer a detached bungalow occupying a tucked away location.

The well proportioned accommodation comprises two double bedrooms, living / dining room with access to the rear garden, kitchen / breakfast room, shower room and cloakroom.

The property sits centrally to the plot with garden on all sides.

There is an opportunity to enhance by undertaking modernisation / improvement works and SCOPE TO DEVELOP, subject to necessary consents.

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

Locality

The Mooring is located on a twitten off Rock Channel, tucked away yet just a short walk from the centre of Rye.

The town offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

Rye also boasts the famous cobbled citadel, working quayside, weekly farmers' and general market and a sports centre with indoor swimming pool.

The railway station offers regular services to Brighton and to Ashford where there are high speed connections (approx. 38 minutes) to London.

Reception Area

Stable door to the front. Deep cupboard.

Living / Dining room

21'11" x 11'5" (6.7 x 3.49)

Double aspect with window to the side, further window and sliding door to the rear. Stone fireplace.

Kitchen / Breakfast Room

15'8" x 7'10" (4.8 x 2.4)

Fitted with a range of traditional style base units and matching wall mounted cabinets. Worktop with inset sink. Space for freestanding appliances. Wall mounted boiler.

Windows to the side and rear. Door to rear porch.

Rear Porch

Door to garden.

Bedroom

10'7" x 8'2" (3.24 x 2.5)

Window to the front. Recessed storage area.

Inner Hallway

Deep shelved cupboard. Airing cupboard housing hot water cylinder. Access to loft space.

Bedroom

12'5" x 12'0" (3.79 x 3.68)

Double aspect with windows to the front and side. Recessed shelved storage.

Shower Room

8'10" x 7'3" (2.7 x 2.21)

Walk in shower area. Pedestal wash basin. Window to the side.

Cloakroom

8'3" x 3'7" (2.54 x 1.10)

Window to the side. wc.

Outside

There is garden to all sides.

A path leads around the property and there is a small terrace to the rear.

There are areas of level lawn and a variety of mature shrubs and trees.

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 D



