

**RUSH
WITT &
WILSON**



**2 Holmdale Cottages Rye Road, Playden, Rye, East Sussex TN31 7UN
Guide Price £325,000**

Rush Witt & Wilson are pleased to offer a charming Grade II listed single storey cottage, thought to date from the late C18 or early C19 with later additions. The property boasts period features including a fireplace with wooden bressumer a wealth of exposed beams. The cosy character accommodation comprises two interconnecting bedrooms, living room, dining room, kitchen and shower room. There is a good size garden to three sides. Useful outbuilding and carport parking. Offered CHAIN FREE. For further information and to arrange a viewing please call our Rye Office 01797 224000.

Locality

The property occupies a semi rural location in Playden just outside the ancient town of Rye.

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

There is primary schooling in the village and secondary school in Rye. Also weekly farmers' / general market and a sports centre with indoor swimming pool.

Rye boasts a railway station with services to Brighton and to Ashford, from where there are high speed connections to London.

Playden is on the edge of the High Weald Area of Outstanding Natural Beauty and the Romney Marsh, as well as being a short drive from the famous Camber Sands.

Dining Room

13'6" x 6'0" (4.14 x 1.85)
Window and door to the side.

Living Room

12'4" x 11'7" (3.78 x 3.55)
Fireplace with log burner. Window to the rear.

Kitchen

13'4" x 7'7" (4.07 x 2.33)
Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Space and plumbing for washing machine and dishwasher. Space and point for cooker. Tiled floor. Two windows and door to the front.

Garden Room

10'9" x 5'0" (3.29 x 1.54)

Shower Room

11'3" x 5'1" (3.45 x 1.56)
Walk in shower, wash basin and wc. Window to the side.

Bedroom

11'10" x 8'11" (3.62 x 2.74)
Window to the rear. Built in cupboards. Connecting door to adjoining bedroom.

Bedroom

10'8" x 6'7" (3.27 x 2.02)
Window to the front. Wall mounted boiler.

Outside

The garden is laid predominantly to lawn, bordered by mature hedging with a variety of trees/ shrubs. There is a paved terrace accessed from the dining room.

Carport

15'1" x 14'4" (4.62 x 4.39)
Located en bloc on the approach to the property.

Outbuilding

14'5" x 8'2" (4.40 x 2.50)
Ideal home office / studio or workshop.

Garden Store

12'5" x 9'2" max / irregular shape. (3.8 x 2.8 max / irregular shape.)

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
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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