22 Church Square, Rye, East Sussex TN31 7HE
Guide Price £425,000

PERIOD PROPERTY IN FAVOURED LOCATION.
Rush Witt & Wilson are pleased to offer a charming Grade II listed home in the ancient town of Rye.
Located on one of the cobbled streets in the heart if the citadel, opposite the beautiful St Marys Church.
The well proportioned accommodation is arranged over two floors and comprises living / dining room, kitchen and cloakroom on the ground floor. Two double bedrooms and a bathroom on the first floor. There is a courtyard to the rear.
For further information and to arrange a viewing please contact our Rye Office 01797 224000.

Locality
Set in the heart of Rye on this famous cobbled street opposite St Mary's Church

Living / Dining Room
17'6" x 16'4" (5.354 x 4.994)
Spacious room with window to front, beamed ceiling and log burning fireplace

Kitchen
Range of light-coloured fitted kitchen units and access to the courtyard

Cloakroom

First Floor

Bedroom One
15'1" x 8'3" (4.616 x 2.524)
Vaulted ceiling with beams and window to front

Bedroom Two
11'8" x 8'1" (3.569 x 2.480)
Vaulted ceiling and window to front

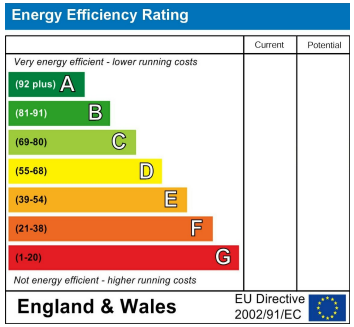
Bathroom
14'6" x 10'6" (4.427 x 3.207)
Bath, separate shower cubicle, w.c, wash hand basin, window to rear

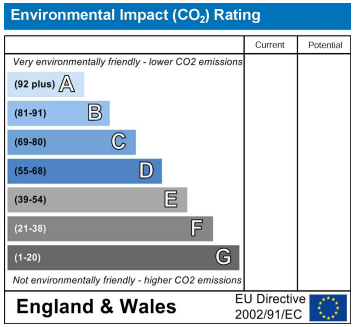
Outside
Paved courtyard area

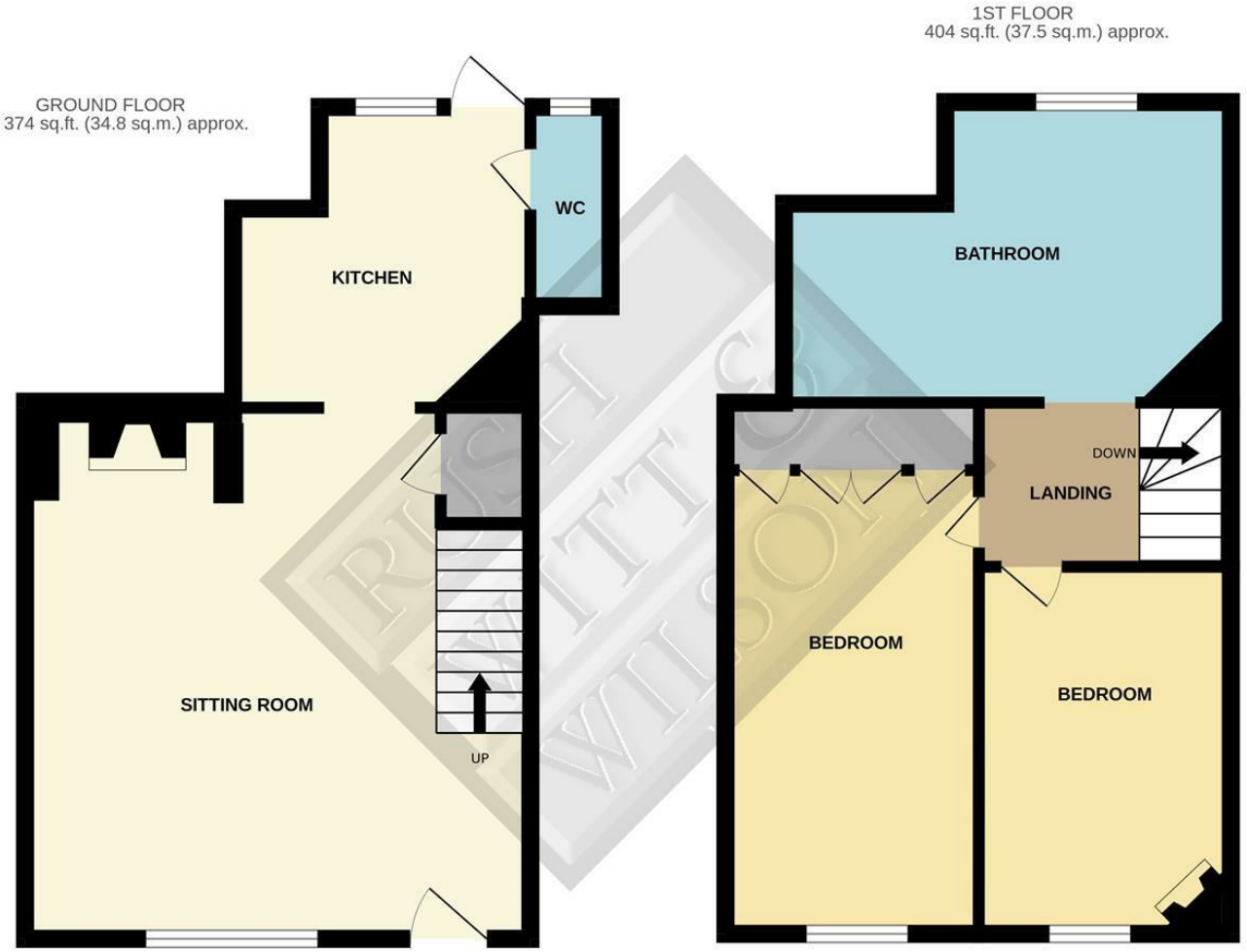
Agents Notes
None of the services or appliances mentioned in these sale particulars have been tested.

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 E







TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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