


**6 Western Barn Close, Rye, East Sussex TN31 7EF**
**£325,000 Freehold**

**Beautifully positioned within this exclusive gated development on the edge of the historic town of Rye, and directly opposite the famous Strand Quayside, this impressive modern home offers stylish and versatile accommodation arranged over three floors. Ideal for a range of buyers, whether seeking a permanent residence, a second home or an investment opportunity, the property offers a fantastic combination of location, flexibility and modern living. The ground floor features a former garage, now converted to provide an occasional bedroom, offering excellent versatility as a guest room, home office or additional reception space. A separate WC completes this floor. The first floor boasts an attractive L-shaped open-plan living space, with the kitchen neatly positioned around the corner from the spacious lounge/diner. A sociable and practical layout, perfect for both everyday living and entertaining. On the second floor are two well-proportioned bedrooms and a family bathroom. Outside, the property enjoys a low-maintenance rear garden, providing a pleasant space to relax and unwind, with access available from the side of the property, converted garage or ground-floor hallway. To the front, there is the valuable addition of off-road parking for multiple vehicles. Combining contemporary accommodation, flexible living space, private parking and an enviable position opposite one of Rye's most recognisable waterfront settings, this is a fantastic opportunity to enjoy all that this historic town has to offer.**










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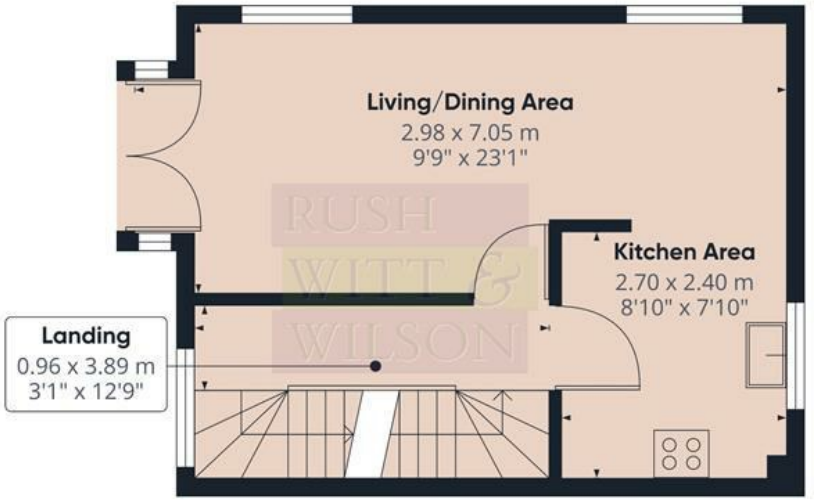

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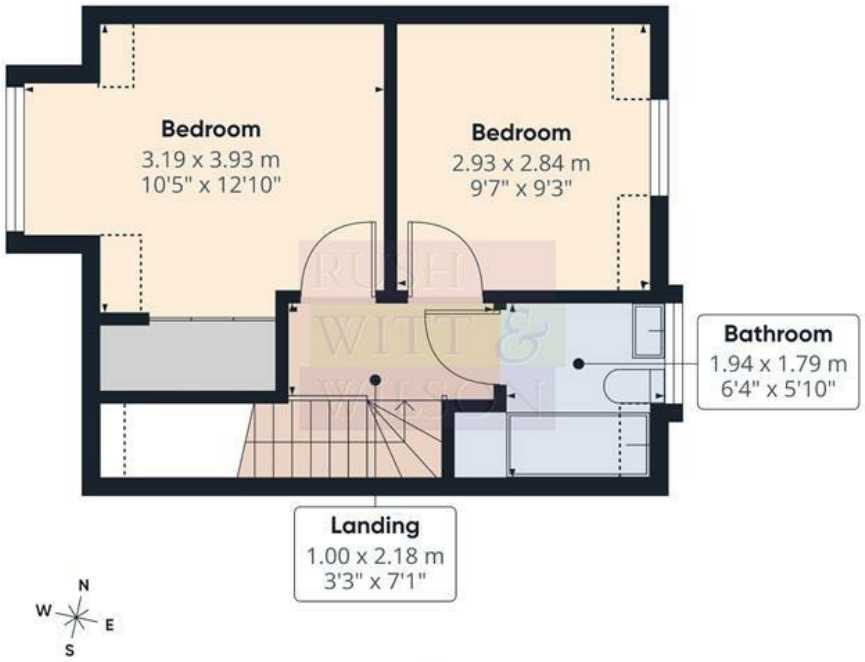

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Floor 0




Floor 1




Floor 2

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**Approximate total area**(1)

81.6 m²

879 ft²

**Reduced headroom**

2.5 m²

27 ft²

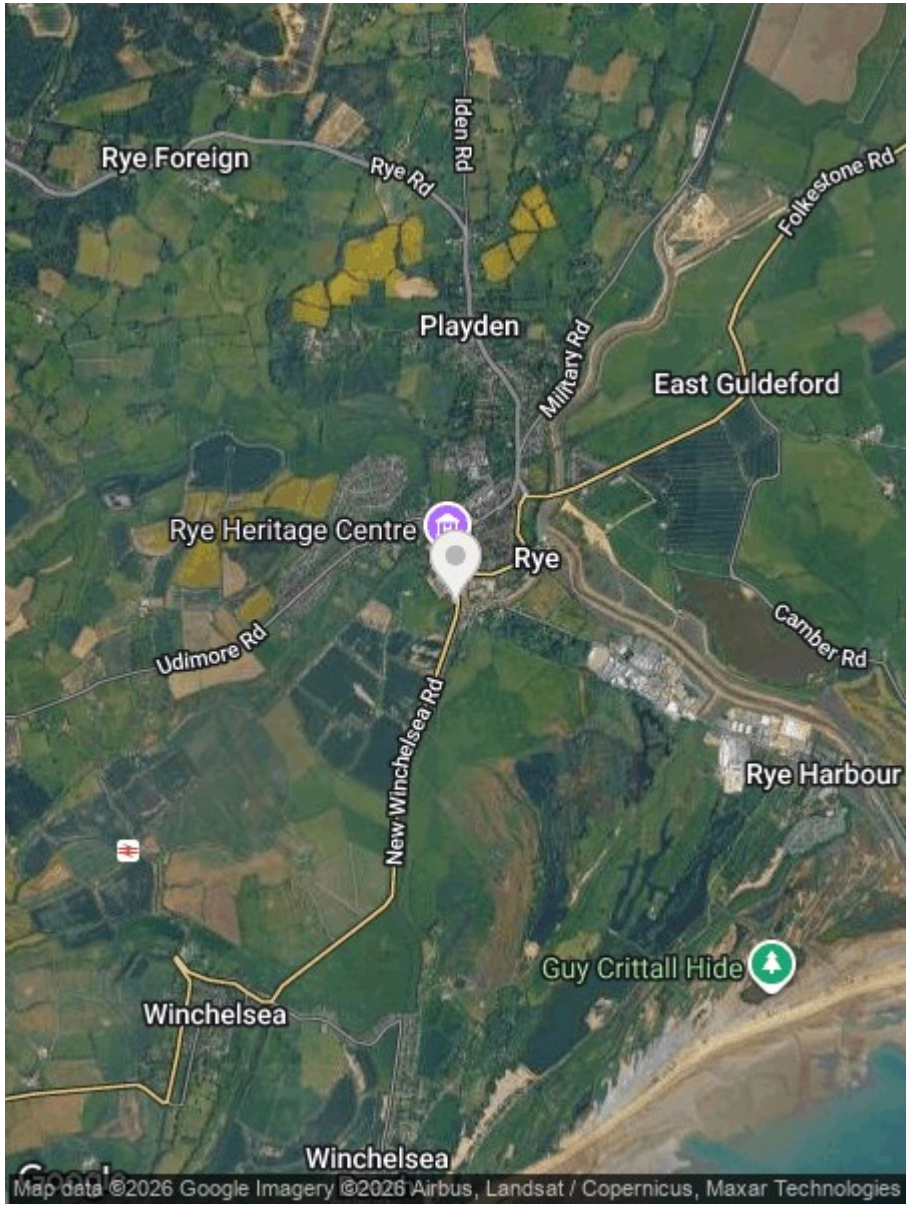
(1) Excluding balconies and terraces

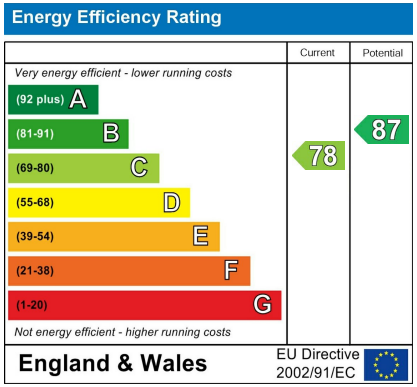
Reduced headroom

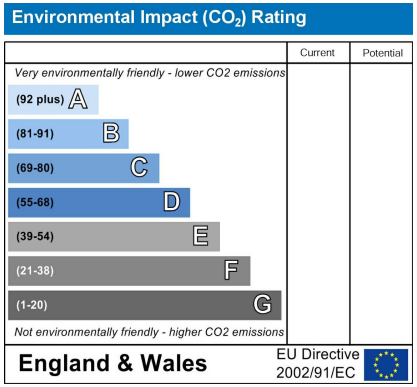
..... Below 1.5 m/5 ft

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 - D

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.

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