RUSH WITT & WILSON

93 Winchelsea Road, Rye, East Sussex TN31 7EL
Guide Price £275,000

Rush Witt & Wilson are pleased to offer a conveniently located family home.
The well proportioned accommodation comprises three bedrooms and bathroom on the first floor. There is a good size living room, open plan kitchen / dining room, garden room and cloakroom.
Garden to the front and rear, the latter being of good size and enjoying a southerly aspect.
There is an opportunity to enhance by undertaking modernisation / improvement works and scope to extend, subject to necessary consents.
Offered CHAIN FREE.
For further information and to arrange a viewing please call our Rye Office 01797 224000.

Locality
Located on the southern side of the ancient Cinque Port town of Rye on the South Coast, convenient for the town centre with the railway station also within walking distance.

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 and sports centre. Rye also boasts the famous cobbled Citadel, working quayside, weekly general market. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Entrance Hallway
Door and window to the front. Stairs to first floor.

Living Room
13'5" x 12'2" (4.10 x 3.73)
Two windows to the rear.

Dining Room
10'0" x 9'6" (3.05 x 2.92)
Window to the front.

Kitchen
9'10" x 8'5" (3.02 x 2.58)
Window and door to the rear. Fitted with a range of floor and wall units

Garden Room
8'1" x 7'5" (2.47 x 2.27)
Shelved cupboard. Door to side passageway and another to rear leading onto terrace and garden.

Cloakroom
6'9" x 2'8" (2.06 x 0.82)

First Floor Landing
Window to the front. Airing cupboard housing boiler.

Bedroom
13'6" x 12'4" (4.13 x 3.77)
Two windows to the rear. Built in shelved cupboard.

Bedroom
12'3" x 10'4" (3.74 x 3.15)
Window to the rear. Built in shelved cupboard.

Bedroom
10'0" x 7'10" max (3.07 x 2.41 max)
Window to the front. Over stairs cupboard.

Bathroom
6'10" x 5'9" (2.09 x 1.77)
Window to the front. A white suite comprising bath, wash basin and wc.

Outside
There is an area of garden to the front. A pathway extends to the left hand side and leads to the rear garden, this is of good size and enjoys a southerly aspect. There is a terrace and level lawn.

Garden Store
7'7" x 6'9" (2.33 x 2.06)
Door to the side and window to the rear. Potential to create a home office / workspace.

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

TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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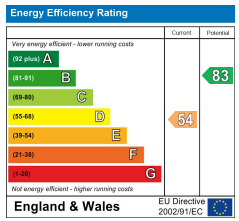

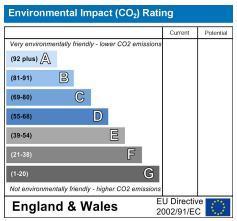

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