


**2 Stoneworks Cottages Rye Harbour Road, Rye, East Sussex TN31 7TF**
**Price Range £235,000 - FREEHOLD**

******PRICE RANGE £235,000 TO £245,000**** CHAIN FREE**

**Rush Witt & Wilson are pleased to offer a character home within the popular village of Rye Harbour. The property will undoubtedly appeal to a variety of buyers, being considered equally suitable as a main residence, second home or investment purchase. The well proportioned accommodation is arranged over two floors and comprises living room with fireplace and log burner, kitchen/dining room leading into a utility area with access to the courtyard garden and the ground floor shower room. The first floor comprises two double bedrooms. To the rear is a small courtyard style garden that enjoys a southerly aspect. The property is being offered chain free and could be available for early occupation.**

**The property is located in the picturesque coastal village of Rye Harbour only a short walk from the estuary of the River Rother. The village offers a general store, cafe, public house / restaurant, parish church, gallery and a community hall. As well as a yacht club and mooring / launching facilities. The Rye Harbour Nature Reserve, with newly opened Visitor Centre, is a Site of Special Scientific Interest, readily accessible and gives access to miles of shingle beach extending to Winchelsea Beach and on to the cliffs at Fairlight. This forms part of the stunning coastline of the Rye Bay. Further shopping, sporting and recreational amenities can be found in the near by town of Rye where there is a railway station with services to Brighton and to Ashford with high speed connections to London.**

**For further information and to arrange a viewing, please contact our Rye Office 01797 224000.**













**Living Room**
11'3 x 10'4 (3.43m x 3.15m)

**Kitchen**
11'3 x 11' (3.43m x 3.35m)

**Utility Room**
4'11 x 7'9 (1.50m x 2.36m)

**Shower Room**
4'4 x 7'4 (1.32m x 2.24m)

**First Floor**

**Landing**
2'2 x 2'4 (0.66m x 0.71m)

**Bedroom**
11'4 x 10'6 (3.45m x 3.20m)

**Bedroom**
10'2 x 8'1 (3.10m x 2.46m)

**Agents Note**
Council Tax Band - B

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

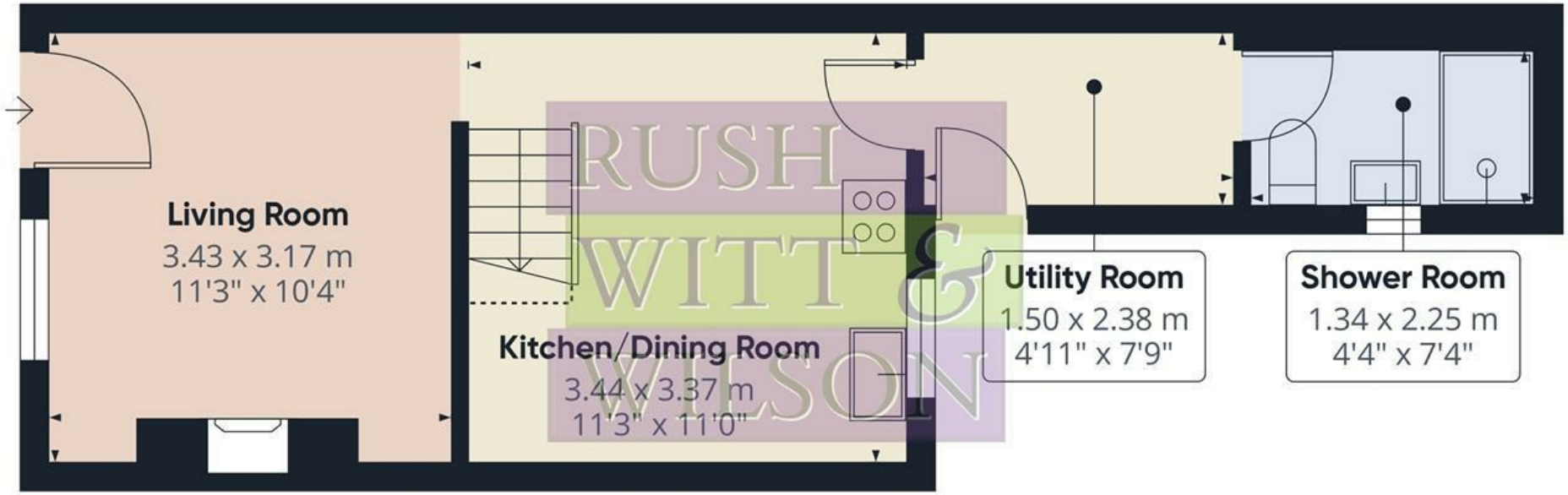
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy


WELCOME


SINGER


Russell Hobbs






Floor 0




Floor 1




RUSH WITT & WILSON

**Approximate total area**(1)

48.9 m²

526 ft²

**Reduced headroom**

1.1 m²

12 ft²

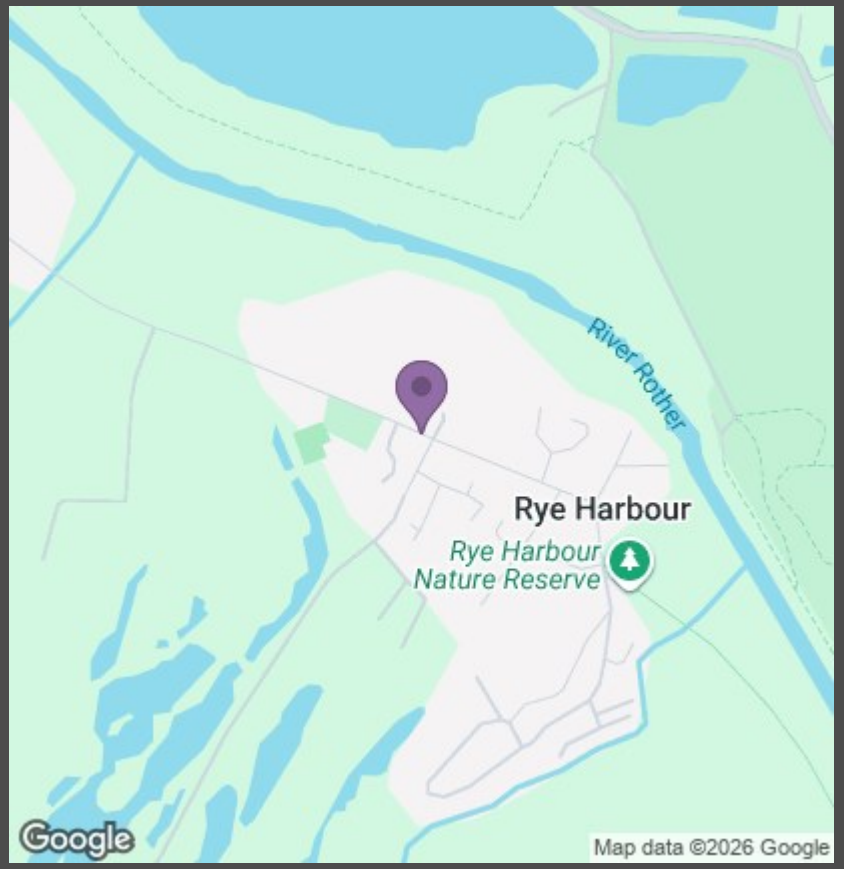
(1) Excluding balconies and terraces

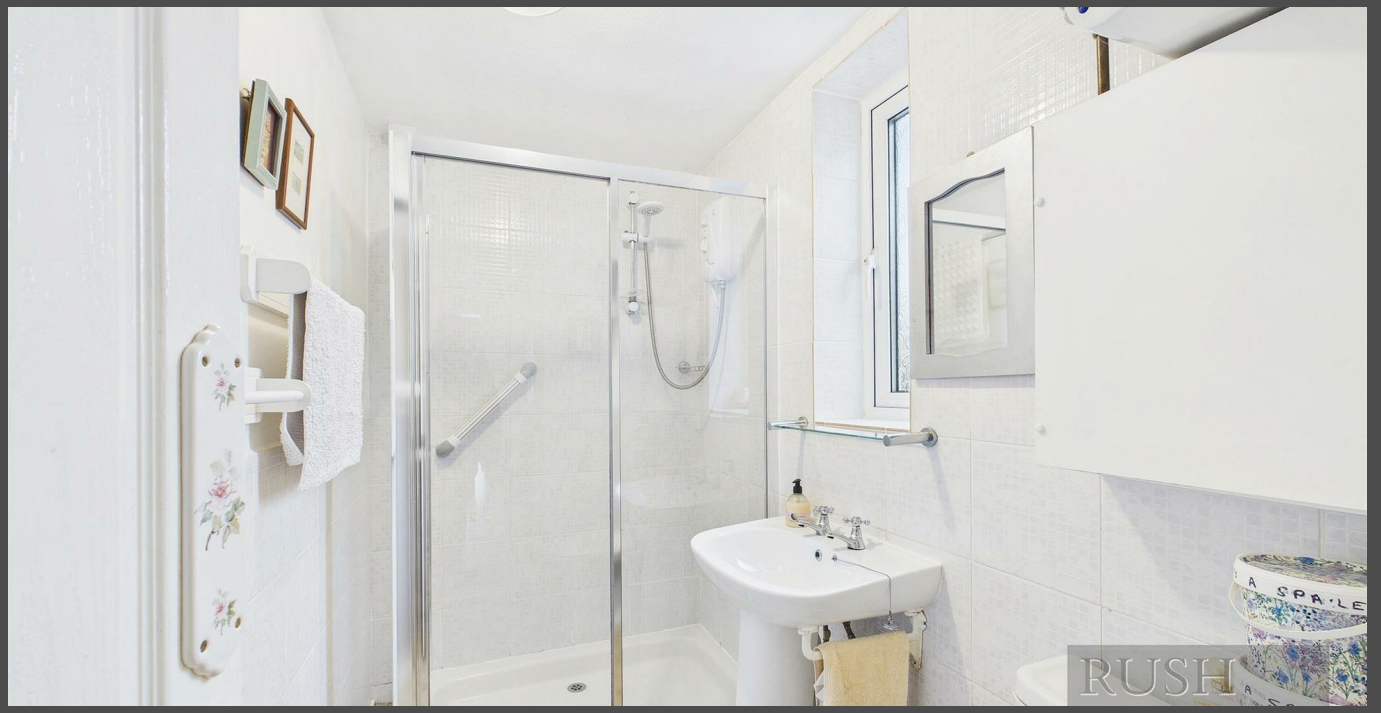
Reduced headroom

..... 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

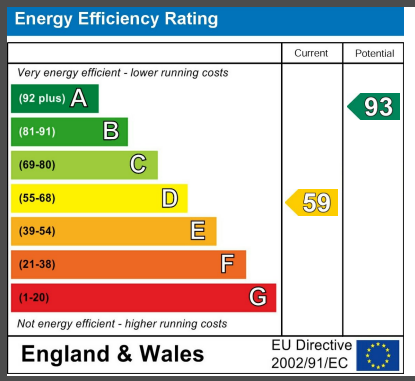


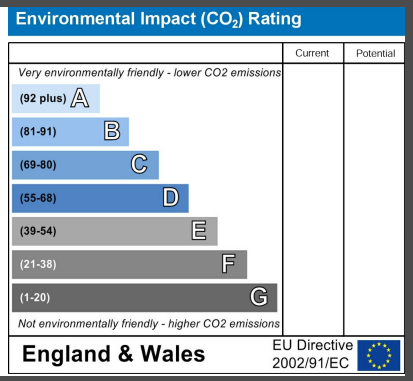










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