

**RUSH  
WITT &  
WILSON**



**Westwick Point Hill, Rye, East Sussex TN31 7NP**  
**Guide Price £850,000**

**CHARACTER HOME WITH POTENTIAL.**

Rush Witt & Wilson are pleased to offer a substantial detached house in a favoured location towards the outskirts of Rye.

There is scope to enhance by undertaking modernisation and improvement works.

The spacious and versatile accommodation is arranged over three floors and comprises reception area, family room, living room, dining room and an open plan breakfast room and sunroom leading to kitchen. Three double bedrooms on the first floor, one with an ensuite bathroom and a further family bathroom. There are another two double bedrooms on the second floor and a cloakroom.

Parking for several cars and a detached garage.

The garden / grounds are a particular feature extending to approx.. 3/4 of an acre. Lawn to the rear leads to sloping woodland style garden continuing to the side.

Further plot of land to the front with potential.

Offered CHAIN FREE.

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



**Locality**

Convenient for the town centre and only a short walk from the railway station.

Westwick is located in a private road, just off Rye Hill, towards the outskirts of Rye, an ancient town on the south coast.

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, sports centre and indoor swimming pool.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets.

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 shingle beach.

The railway station offers regular services to Brighton and to Ashford where there are connecting, high speed services, to London.

**Entrance Porch**

Double doors to the front.

**Reception Area**

Windows to the side. Door and steps descend to cellar.

**Family Room**

17'4" x 12'0" (5.3 x 3.66)

Double aspect with windows to the front and side.

**Living Room**

18'0" x 16'10" (5.50 x 5.15)

Windows to the side and rear.

**Dining Room**

21'3" x 11'6" (6.49 x 3.52)

Window to the rear. Step up adjoining breakfast room

**Kitchen**

13'6" x 11'10" (4.14 x 3.61)

Fitted with a range of cupboard / drawer base units and matching wall mounted cabinets. Tiled work surface with

inset hob. Further worktop with inset sink. Space and points for appliances.

**Breakfast Room**

13'5" x 8'8" (4.11 x 2.66)

Window to the rear.

**Utility Area**

5'8" x 3'7" (1.74 x 1.10)

**Sunroom**

11'5" x 5'8" (3.5 x 1.75)

Window to the rear. Door to garden

**Cellar**

15'8" x 11'3" (4.78 x 3.43)

**First Floor Landing**

Stairs rise from the reception hallway. Window to the front.

**Dressing Room**

6'11" x 6'9" (2.13 x 2.08)

Window to the front and side.

**Bedroom**

16'0" x 12'5" (4.88 x 3.79)

Double aspect, window to the front and side.

**Ensuite Bathroom**

9'5" x 8'4" (2.88 x 2.55)

Bath, wash basin and wc. Window to the side.

**Bedroom**

13'1" x 12'4" (4 x 3.78)

Window to the side and rear.

**Bedroom**

13'1" x 11'8" (4 x 3.56)

Window to the rear.

**Bathroom**

9'6" x 7'1" (2.9 x 2.17)

Bath, wash basin and wc. Window to the side.

**Second Floor**

**Bedroom**

18'6" x 13'3" (5.66 x 4.06)

Window to the front.

**Bedroom**

15'8" x 13'7" max (4.79 x 4.16 max)

Window to the rear.

**Cloakroom**

Window to the rear. wc.

**Outside**

The gardens and grounds are a particular feature extending in all to approx. 3/4 of an acre.

The property is approached via a shared driveway with gate opening to a hardstanding providing off road parking for several cars and access to the detached garage.

Woodland style garden extends to the left and rear of the property and there is a good size level lawn.

There is a further plot of land to the front with return frontage to Point Hill.

**Garage**

Detached double garage. Up and over door to the front. Window to the rear.

**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.

The sale comprises two titles, details on request.

Council Tax Band G



GROUND FLOOR  
1395 sq ft. (128.8 sq m.) approx.



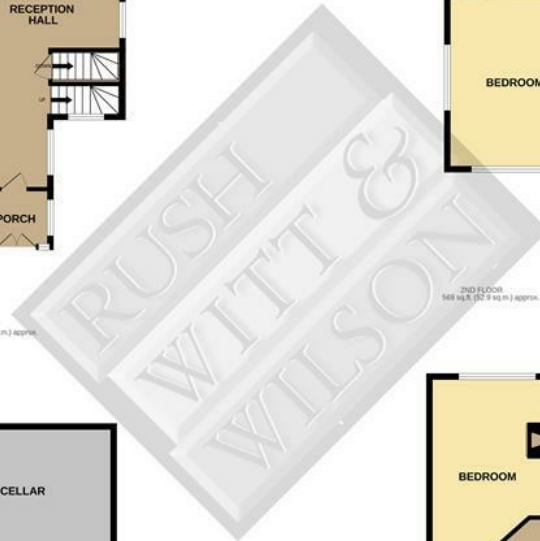
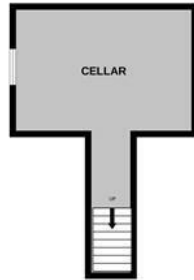
1ST FLOOR  
895 sq ft. (82.8 sq m.) approx.



2ND FLOOR  
568 sq ft. (52.3 sq m.) approx.



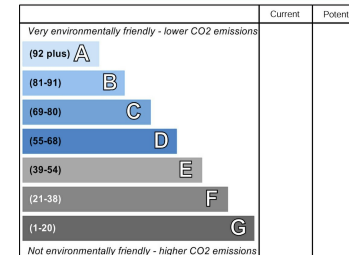
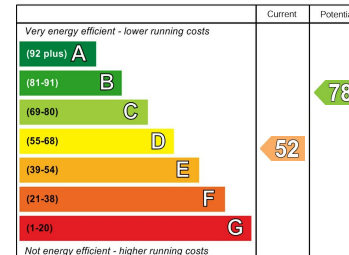
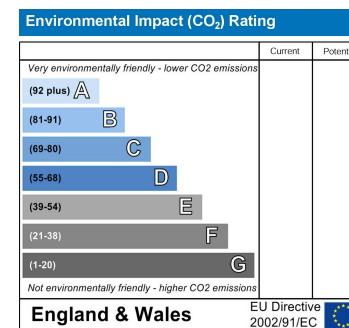
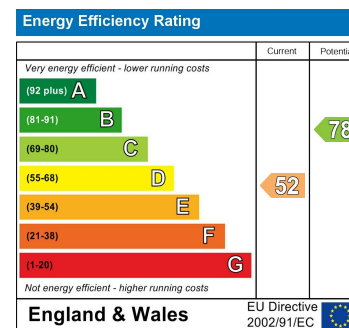
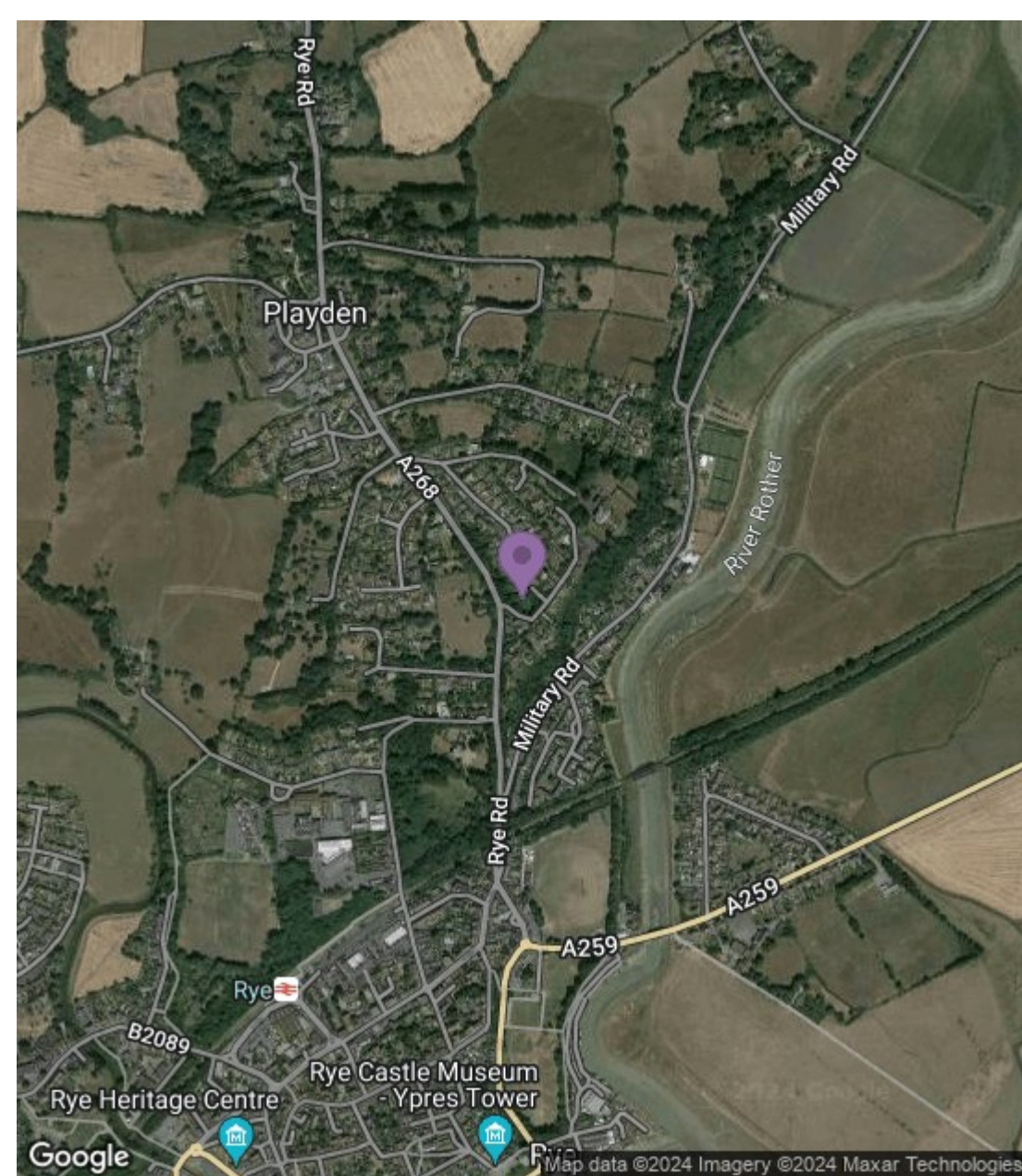
BASEMENT  
249 sq ft. (23.1 sq m.) approx.



TOTAL FLOOR AREA : 3095 sq.ft. (287.6 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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