

**RUSH
WITT &
WILSON**



**Fairoak Fair Meadow, Rye, East Sussex TN31 7NL
Guide Price £525,000**

Rush Witt & Wilson are pleased to offer a detached bungalow in a favoured location on the outskirts of the town. The well proportioned accomodation comprises reception area, living room, three bedrooms, on currently used as a dining room, kitchen with adjoining utility area, modern shower room and a further ensuite cloakroom. Generous hardstanding to the front provides off road parking and access to a detached garage. Large paved terrace with steps to lawned garden. SUMMERHOUSE / STUDIO.

For further infomration and to arrange a viewing please call our Rye Office 01797 224000.



Locality

The property occupies a corner position forming part of a popular residential development on the outskirts of Rye, the town centre can be accessed via a public footpath from Fair Meadow running down to Deadman's Lane and offers a range of daily amenities including a supermarket, many specialist and general retail stores as well as a fine selection of public houses and restaurants.

There is a primary and secondary school within the town, weekly farmers' and general markets and sports centre.

Rye boasts a railway station with services to Brighton and to Ashford, from where there are high speed connections to London.

Rye is situated on the edge of the High Weald Area of Outstanding Natural Beauty and the Romney Marsh, as well as being a short drive from the famous Camber Sands.

Reception Hall

Door to the front. Window to the side. Built in cupboard.

Living Room

16'0" x 16'0" (4.9 x 4.9)

A light and airy double aspect room with bow window to the front and further window to the rear.

Kitchen

12'8" x 8'8" (3.88 x 2.65)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Space and point for cooker. Window to the side.

Utility Room

8'8" x 6'11" (2.66 x 2.11)

Window to the side and door to the rear. Butler sink. Wall mounted gas fired boiler. Space and plumbing for washing machine.

Bedroom

15'11" x 12'11" (4.87 x 3.96)

Bow window to the front. Built in wardrobes.

Ensuite Cloakroom

7'1" x 3'2" (2.16 x 0.97)

Wash basin and wc.

Dining Room / Bedroom

11'1" x 10'11" (3.38 x 3.34)

Door to rear opening to terrace and garden. Double cupboard.

Bedroom

16'2" x 9'4" (4.93 x 2.87)

Double aspect with window to the front and rear.

Shower Room

8'10" x 7'2" (2.7 x 2.2)

Large walk in shower and back to wall unit with wash basin and wc. Window to the side. Heated towel rail.

Outside

Brick paved hardstanding to the front providing off road parking and access to garage.

Gated side access leads to large paved terrace and an established shrub bed. Steps descend to lawn that extends to the side.

Garage

21'3" x 10'5" (6.5 x 3.2)

Electric door to the front. Personal door to the side. Light and power connected.

Summer House

Sunstantial timber outbuilding, ideal for home office / studio.

Agents Notes

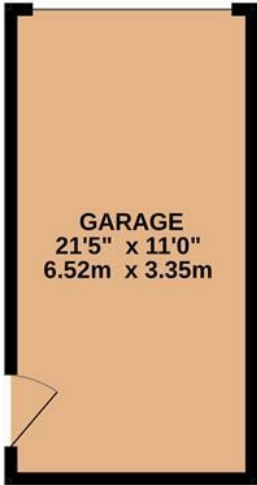
None of the services or appliances mentioned in these sale particulars have been tested.

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.

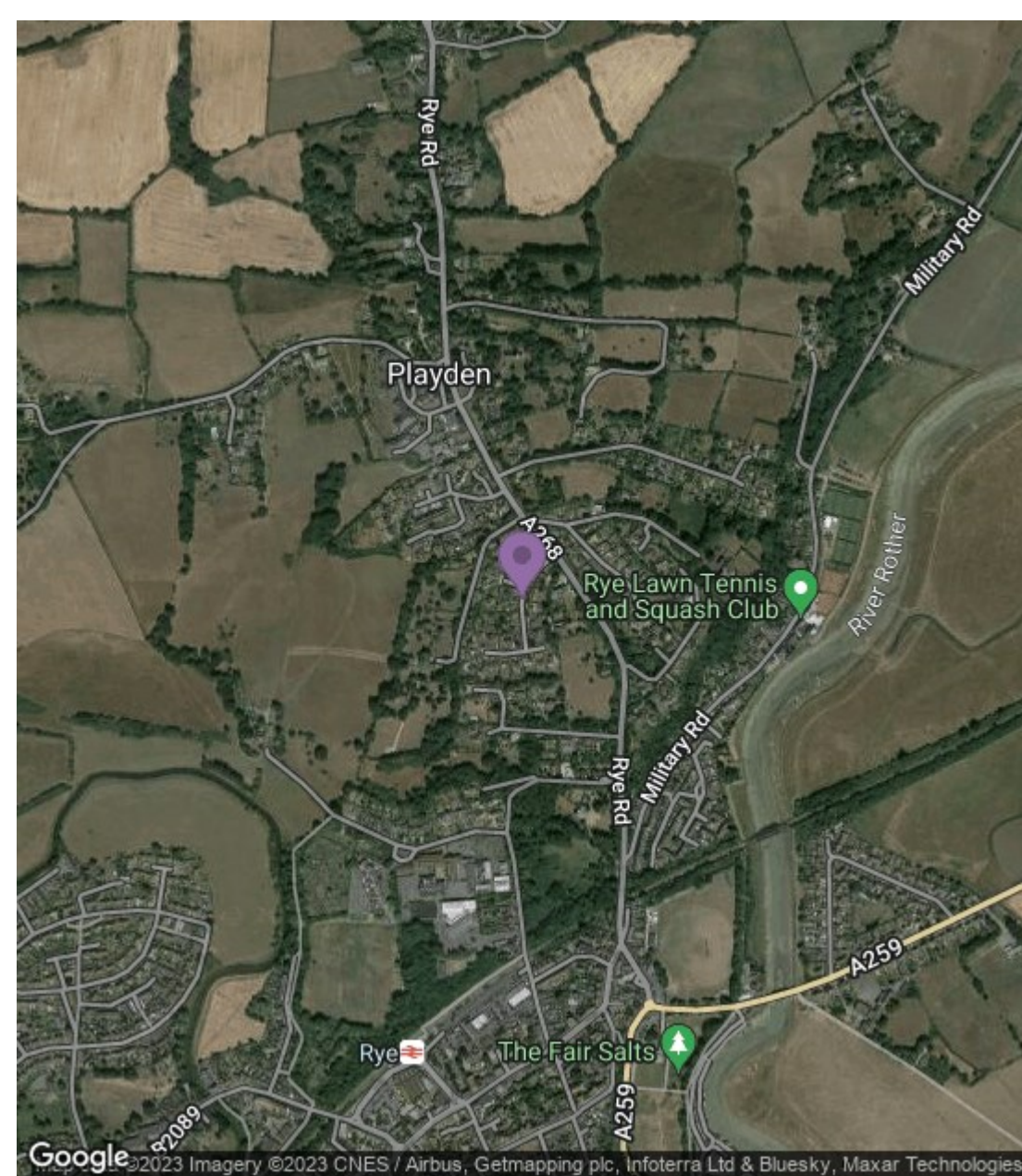
Council Tax Band : F



GROUND FLOOR



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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
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