RUSH WITT & WILSON

22 Ferry Road, Rye, East Sussex TN31 7DN
Guide Price £275,000

Rush Witt & Wilson are pleased to offer a conveniently located townhouse.
The well proportioned accommodation comprises a generous open plan kitchen / dining room, living room with direct access to courtyard. Cloakroom and Study area.
On the first floor a double bedroom and shower room and another double bedroom on the second floor.
Southerly facing courtyard to the rear.
Offered CHAIN FREE.
For further information and to arrange a viewing please contact our Rye Office 01797 224000

Locality
Situated in the heart 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.

The town 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 with 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 the nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

Kitchen / Dining Room
24'2" x 10'1" (7.39 x 3.08)
Window to the front. Fireplace with inset log burner. Cupboard housing a wall mounted boiler.

The kitchen area is extensively fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Complementing worktop with inset sink.

Space and point for range and fridge / freezer. Space and plumbing for dishwasher.

Inner Hall
Range of built in cupboards.

Cloakroom / Utility
4'10" x 4'7" (1.49 x 1.41)
Wash basin and wc. Space and plumbing for washing machine. Window to the side.

Study Area
4'10" x 2'10" (1.49 x 0.88)
A useful work space.

Living Room
13'11" x 9'9" (4.26 x 2.98)
Sliding doors to the rear opening to courtyard garden.

First Floor Landing
Deep shelved linen cupboard.

Bedroom
11'9" x 10'2" (3.6 x 3.12)
Window to the front. Built in wardrobe. Ornamental fireplace.

Shower Room
9'9" x 3'11" (2.98 x 1.21)
Walk in shower cubicle, wash basin and wc. Heated towel rail. Tiled floor. Window to the rear.

Second Floor
Door and stairs rise from the first floor landing.

Bedroom
16'4" max x 10'7" (5 max x 3.23)
Double aspect with window to the front and skylight to the rear. Useful built in storage.

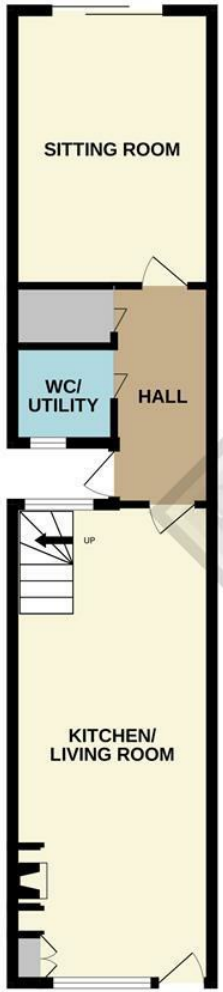
Outside
To the rear accessed from the living room is a good size southerly facing courtyard.

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 B

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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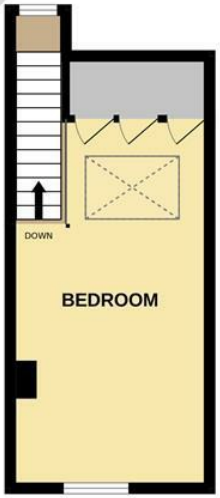
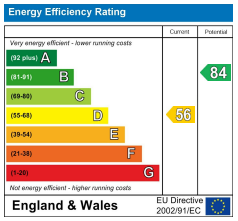
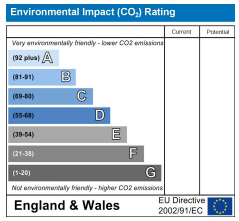
1ST FLOOR
247 sq.ft. (22.9 sq.m.) approx.

2ND FLOOR
228 sq.ft. (21.1 sq.m.) approx.







The Estate Offices Cinque Ports Street, Rye, East Sussex, TN31 7AD
Tel: 01797 224000 | rye@rushwittwilson.co.uk | www.rushwittwilson.co.uk

The Property Ombudsman
Relocation agent network

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lights show