

**RUSH  
WITT &  
WILSON**



**88 New Winchelsea Road, Rye, East Sussex TN31 7TA**  
**Guide Price £485,000**



## SPACIOUS HOME WITH RIVER FRONTAGE

**Rush Witt & Wilson are pleased to offer a well presented detached chalet style home with garden backing onto the River Brede. The spacious and versatile accommodation is arranged over two floors and comprises three bedrooms, one with ensuite shower room, living room, dining room, kitchen, conservatory and family bathroom. The generous hardstanding to the front provides off road parking for several cars. To the rear is a good size garden incorporating split level terraces and an area of lawn backing onto the River Brede. For further information and to arrange a viewing please call our RYE OFFICE 01797 224000.**



**Locality**  
The property is situated a short walk from the town centre where a range of daily amenities can be found 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.

The railway station offers regular services to the city of Brighton in the West and to Ashford where there are high speed connecting services to London.

**Entrance Porch**

**Reception Hallway**

**Living Room**  
19'1" x 13'1" (5.82 x 3.99)  
Window and double doors to the rear, the latter opening to split level terrace. Log burner.

**Dining Room**  
14'5" x 13'1" max (4.4 x 3.99 max)  
Bay window to the front. Stairs to the first floor. Understairs cupboard.

**Bedroom**  
12'9" x 9'11" (3.9 x 3.03)  
Window to the front

**Bedroom**  
14'1" x 8'7" (4.31 x 2.64)  
Accessed via the living room, a double aspect room with window to the front and double doors to the rear.

**Bathroom**  
7'2" x 5'6" (2.2 x 1.68)  
A modern white suite comprising bath with mixer tap and shower attachment, wash basin and wc. Tiled floor. Window to the side.

**Kitchen**  
11'6" x 11'3" (3.52 x 3.43)  
Extensively fitted with a range of traditional style cupboard / drawer base units, matching wall mounted cabinets and upright units, one housing the oven and grill. Complimenting work top with inset sink. Inset gas hob with extractor over. Space and plumbing for washing machine. Space for further freestanding appliances. Breakfast bar divide. Window to the side.

**Conservatory**  
12'11" x 11'11" (3.94 x 3.64)  
Views over the garden, river and farmland beyond. Double doors to the side open to terrace.

**First Floor**  
Stairs rise from the dining room.

**Bedroom**  
16'10" x 15'6" (5.15 x 4.74)  
Triple aspect with windows to the front and rear, skylight to the side. Far reaching river and rural views are enjoyed.

**En Suite Shower Room**  
8'6" x 7'4" (2.6 x 2.26)  
Window to the side. Shower cubicle, back to wall unit with wash basin and wc. Access to wardrobe / storage.

**Outside**  
A picket fence to the front and established shrub bed. Brick paved hardstanding providing off road parking for several cars. Further area to the side for parking / storage of boat / trailer etc with gate to rear garden.

Split level paved terraces abut the rear of the property, accessed from the conservatory, living room and bedroom 3. These lead down to an area of lawn and the river bank with jetty.

Stunning views are enjoyed of the river and farmland beyond.

**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 - E







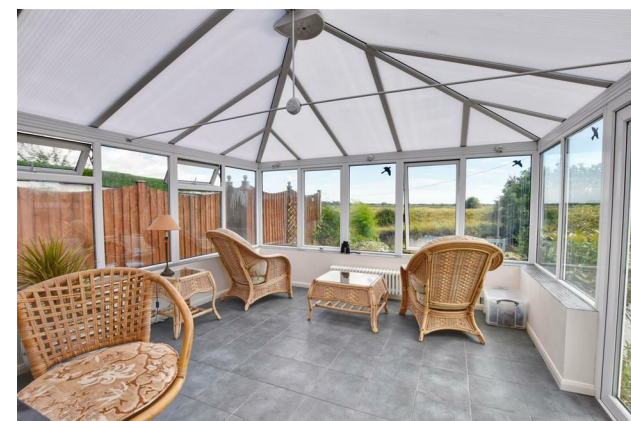
GROUND FLOOR



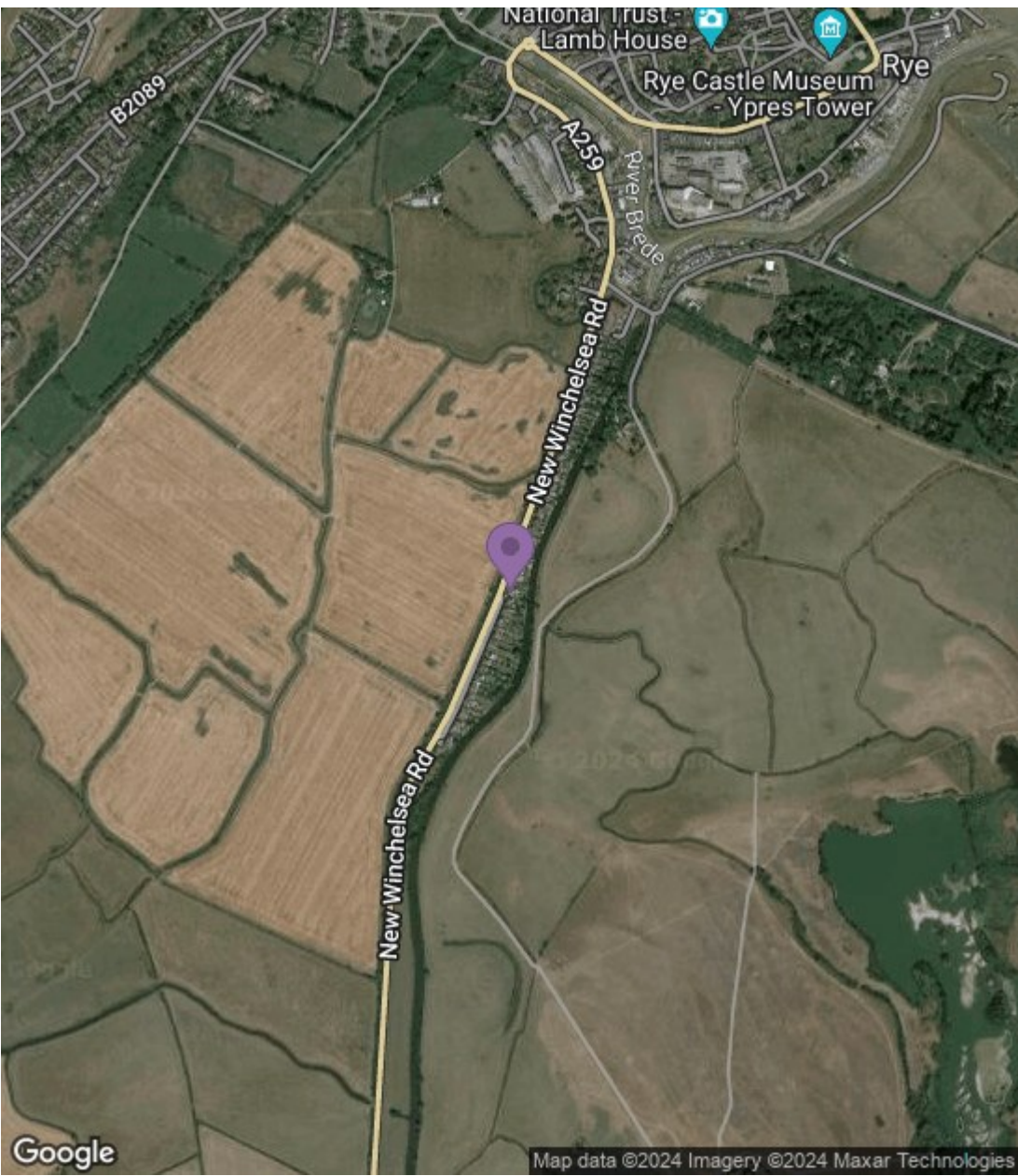
1ST FLOOR



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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