

**RUSH  
WITT &  
WILSON**



**40a Cadborough Cliff, Rye, TN31 7EB**  
**Guide Price £295,000 Share of Freehold**



**GREAT LOCATION - RURAL AND SEA VIEWS.**

**Rush Witt & Wilson are pleased to offer the opportunity to acquire a unique apartment in a favoured residential location on the outskirts of Rye with stunning rural and distant sea views.**

**The well proportioned accommodation is arranged on the first and second floors and comprises generous living room with far reaching views, double aspect kitchen/dining room, two bedrooms, bathroom and separate cloakroom.**

**The property benefits from gas fired central heating and share of freehold with a long lease, parking and a garage, as well as a good size private garden.**

**Considered equally suitable as a main residence, second home or investment purchase.**

**Offered CHAIN FREE.**

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





**Locality**  
The property occupies an elevated position towards the outskirts of the town yet within walking distance of the centre.

Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a selection of public houses and restaurants.

There is primary and secondary schooling in the town, weekly general market and a sports centre with indoor swimming pool.

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

**Entrance Vestibule**  
Multi panel glazed door opening to:

**Living Room**  
17'10 x 10'1 (5.44m x 3.07m)  
Light and airy double aspect room, window to the side and bay window to the rear enjoying far reaching views over the marsh out to the English Channel. Two built-in cupboards providing useful storage, door to:

**Inner Hallway**  
Stairs to second floor, deep storage cupboard.

**Kitchen/Dining Room**  
14'0 x 12'7 (4.27m x 3.84m)  
Double aspect with window to the front and side elevations, fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cabinets, complimenting worktop with inset sink, inset four burner gas hob with oven beneath and extractor over. Integrated fridge and freezer, dishwasher and washing machine. Space for table and chairs and useful understairs storage cupboard.

**Bathroom**  
8'0 x 5'10 (2.44m x 1.78m)  
Panelled bath with mixer tap and hand held shower attachment, separate shower cubicle, pedestal wash basin, window to the front.

**Cloakroom/WC**  
5'5 x 2'7 (1.65m x 0.79m)  
Window to the front, wash hand basin and wc.

**Second Floor**  
**Landing**  
Stairs rise from the inner hallway, skylight to the side.

**Bedroom**  
11'5 max x 10'11 (3.48m max x 3.33m)  
Window to the front, access to eaves storage.

**Bedroom**  
12'9 x 11'1 (3.89m x 3.38m)  
Window to the rear enjoying far reaching rural and sea views, access to eaves storage.

**Outside**  
**Driveway & Garage**  
A driveway provides off road parking and access to a detached garage.

**Rear Garden**  
Benefiting from a good size garden enjoying a southerly aspect incorporating areas of level lawn and a paved terrace.

**Lease & Maintenance**  
50% share of freehold with 978 years remaining on the lease. Service charge - As and when required, a quarter of the costs.

**Agents Note**  
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 – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

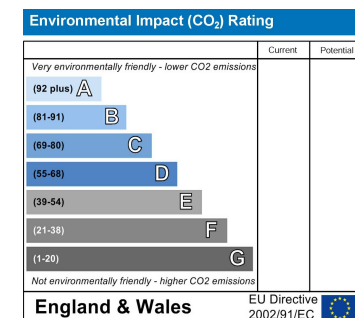
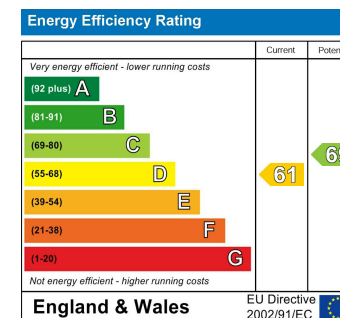
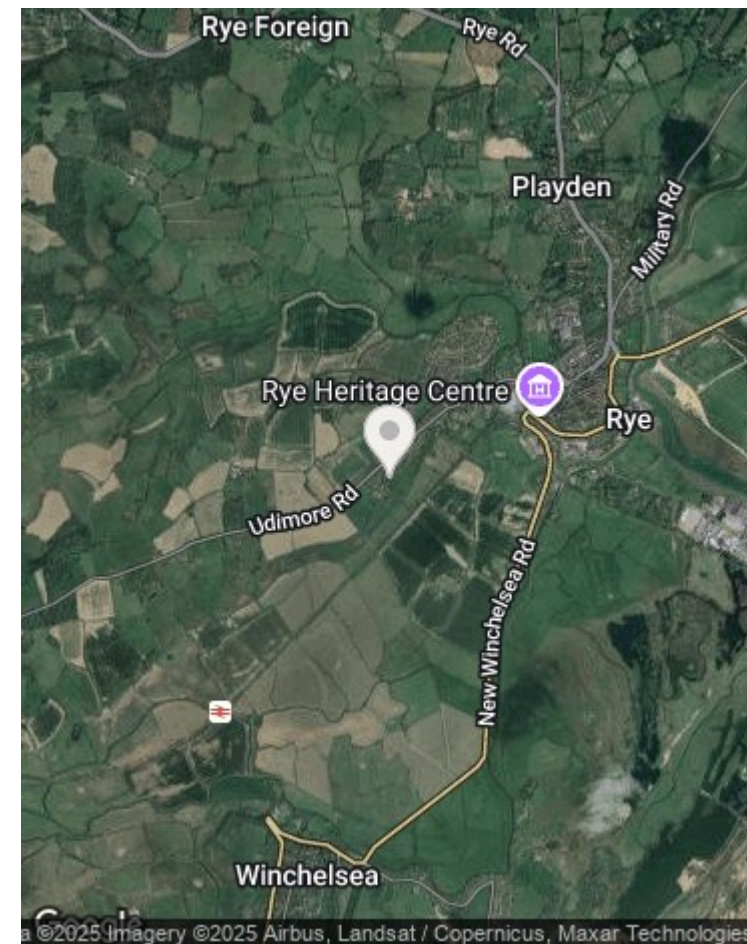
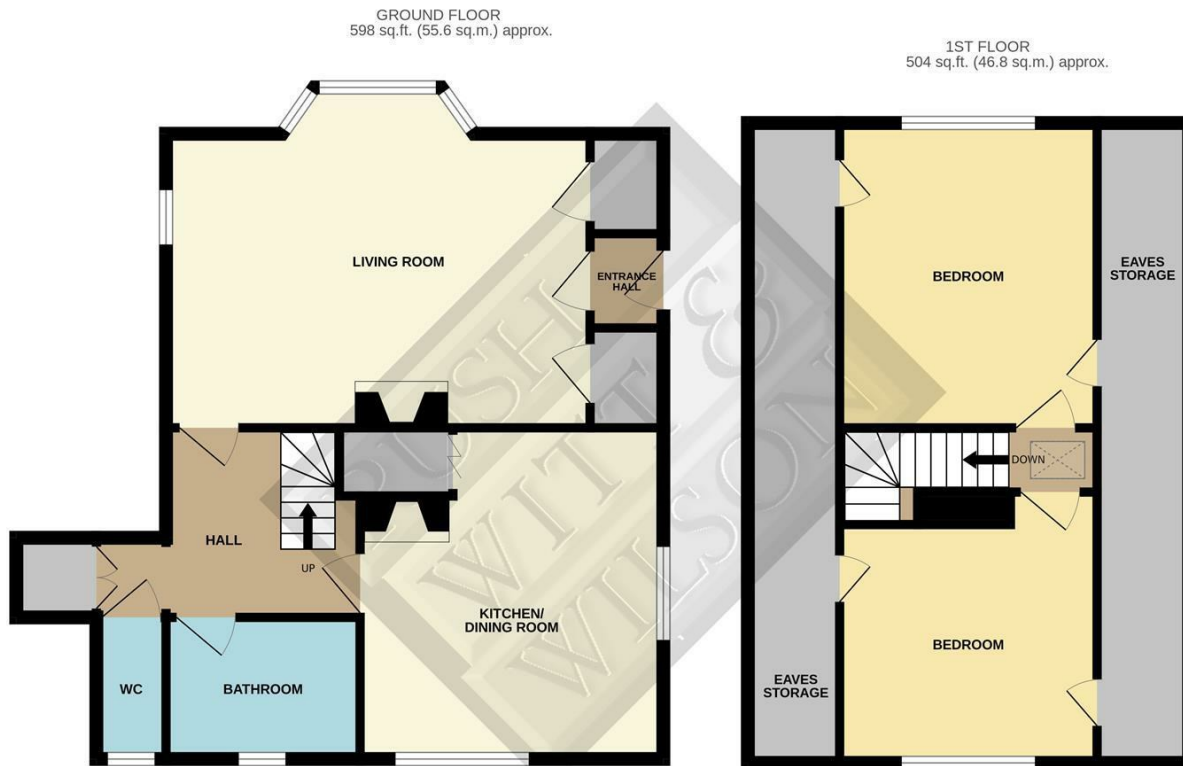
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.











**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



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