RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

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3 The Close,
Rye, TN31 7BS
£325,000

This fully refurbished three-bedroom semi-detached home is now available for sale, chain free. This property stands out as one of the larger styles on the Tilling Green estate. Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hallway. The ground floor features a comfortable living room, which presents an excellent opportunity for a log burner, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the brand new kitchen/diner, equipped with integrated appliances, perfect for family meals and entertaining. Additionally, a convenient utility room and a downstairs shower room enhance the practicality of this delightful home. As you ascend to the first floor, you will find three well appointed bedrooms, providing ample space for family living. A family bathroom completes this level, ensuring all your needs are met. Externally, the property boasts a low-maintenance rear garden with decking, ideal for alfresco dining during the warmer months. The front of the house features a neatly kept lawn, enclosed by charming picket fencing, adding to the overall appeal. Furthermore, the large driveway accommodates parking for up to three vehicles and includes an electric car charging point, catering to modern needs. This property is perfectly situated just a short walk from the vibrant centre of Rye, making it an ideal family home in a sought-after location. With its thoughtful refurbishment and excellent amenities, this home is ready for you to move in and enjoy.

Entry
4'1 x 5'2 (1.24m x 1.57m)

Hallway
6' x 11' (1.83m x 3.35m)

Living Room
14'4 x 12'11 (4.37m x 3.94m)

Kitchen/Diner
20'9 x 8'10 (6.32m x 2.69m)

Shower Room
7'10 x 4'4 (2.39m x 1.32m)

Rear Lobby
10'4 x 4'3 (3.15m x 1.30m)

First Floor

Landing
6'5 x 8' (1.96m x 2.44m)

Bedroom
11'4 x 10'10 (3.45m x 3.30m)

Bedroom
11'10 x 8'11 (3.61m x 2.72m)

Bedroom
9' x 8' (2.74m x 2.44m)

Bathroom
8'6 x 5'7 (2.59m x 1.70m)

Agents Note
Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

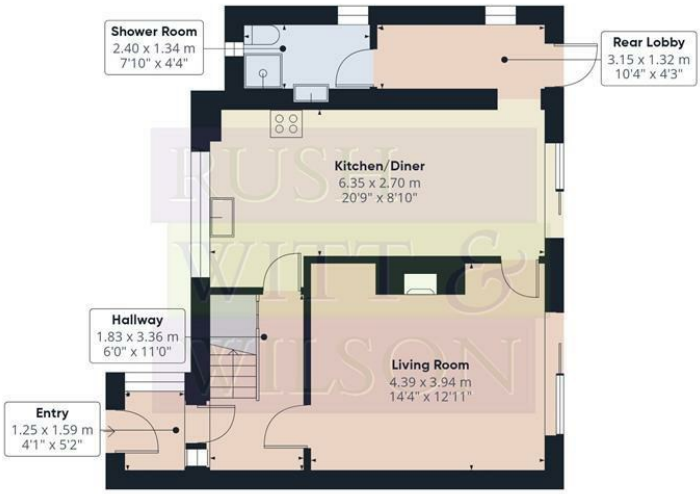
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

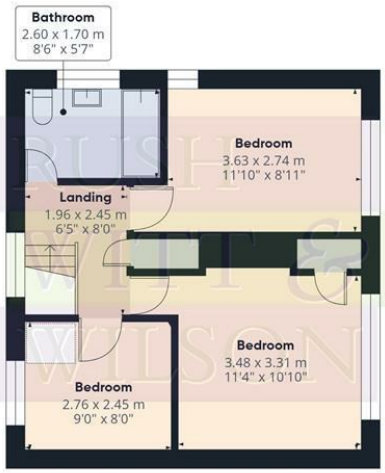
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

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Floor 0



Floor 1

Approximate total area(1)

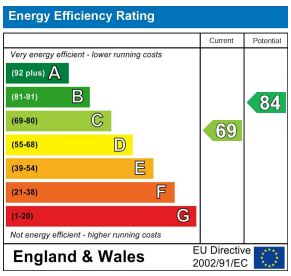
89.9 m²

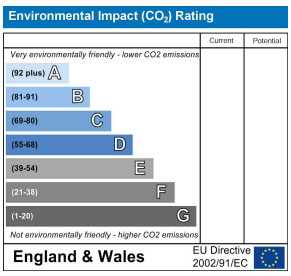
969 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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