

**RUSH  
WITT &  
WILSON**



**89 Winchelsea Road, Rye, East Sussex TN31 7EL  
Offers In Excess Of £300,000**

**Rush Witt & Wilson are pleased to offer an attached house only a short walk from the town centre.  
The well proportioned accommodation will appeal to a variety of buyers and comprises open plan kitchen / dining room, living room, large conservatory and cloakroom on the ground floor. Three bedrooms and shower room on the first floor. Good size garden to the rear enjoying a southerly aspect.  
Offered CHAIN FREE  
For further information and to arrange a viewing please call our Rye office 01797 224000**



**Locality**

Located on the southern side of n the ancient Cinque Port town of Rye on the South Coast, convenient for the town centre with the railway station also within walking distance.

Rye 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. Rye also boasts the famous cobbled Citadel, working quayside, weekly general market. 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 a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

**Reception Hallway**

Door and window to the front. Stairs to first floor. Radiator.

**Living Room**

13'5" x 12'2" (4.10 x 3.71)  
Window to the rear. Fireplace. Radiator. Door to conservatory.

**Kitchen**

10'7" x 9'4" (3.24 x 2.85)  
Range of cupboard / drawer base units and wall mounted cabinets. Worktop with inset sink. Space and plumbing for washing machine. Hob with oven beneath. Window to rear and door to conservatory. Open plan to dining room.

**Dining room**

11'0" x 8'0" (3.37 x 2.44)  
Window to the front. Radiator. Door from reception hallway.

**Conservatory**

23'0" x 9'1" (7.03 x 2.78)  
Accessed from both the living room and kitchen. Door to side. Cupboard housing gas fired boiler. Tiled floor. Radiator. Double doors open to terrace and garden.

**Cloakroom**

6'8" x 2'8" (2.05 x 0.82)  
WC.

**First Floor Landing**

Stairs rise from the reception hallway. Access to loft space. Shelved airing cupboard housing a hot water cylinder.

**Bedroom**

13'5" x 10'2" (4.1 x 3.1)  
Two windows to the rear. Radiator. Wardrobe.

**Bedroom**

12'3" x 9'7" (3.75 x 2.93)  
Window to the rear. Wardrobe. Radiator.

**Bedroom**

9'10" x 7'11" max (3.02 x 2.43 max)  
Window to the front. Radiator.

**Shower Room**

6'4" x 5'9" (1.95 x 1.77)  
Shower cubicle. Pedestal wash basin and wc. Tiled floor and walls. Radiator. Window to the front.

**Outside**

Wall to the front, small area of sloping lawn and shared step descending to pedestrian pathway to front door and extending to the side access.

The rear garden is of good size and enjoys a southerly aspect. A decked terrace abuts the property and leads onto the lawn.

**Garden Store**

7'8" x 6'8" (2.34 x 2.05)  
Door to the side. Window to the rear.

**Agents Notes**

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

It should also be noted that measurements are given for guidance only and are approximate and should not be relied

upon for any other purpose.

Council Tax Band - C





GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



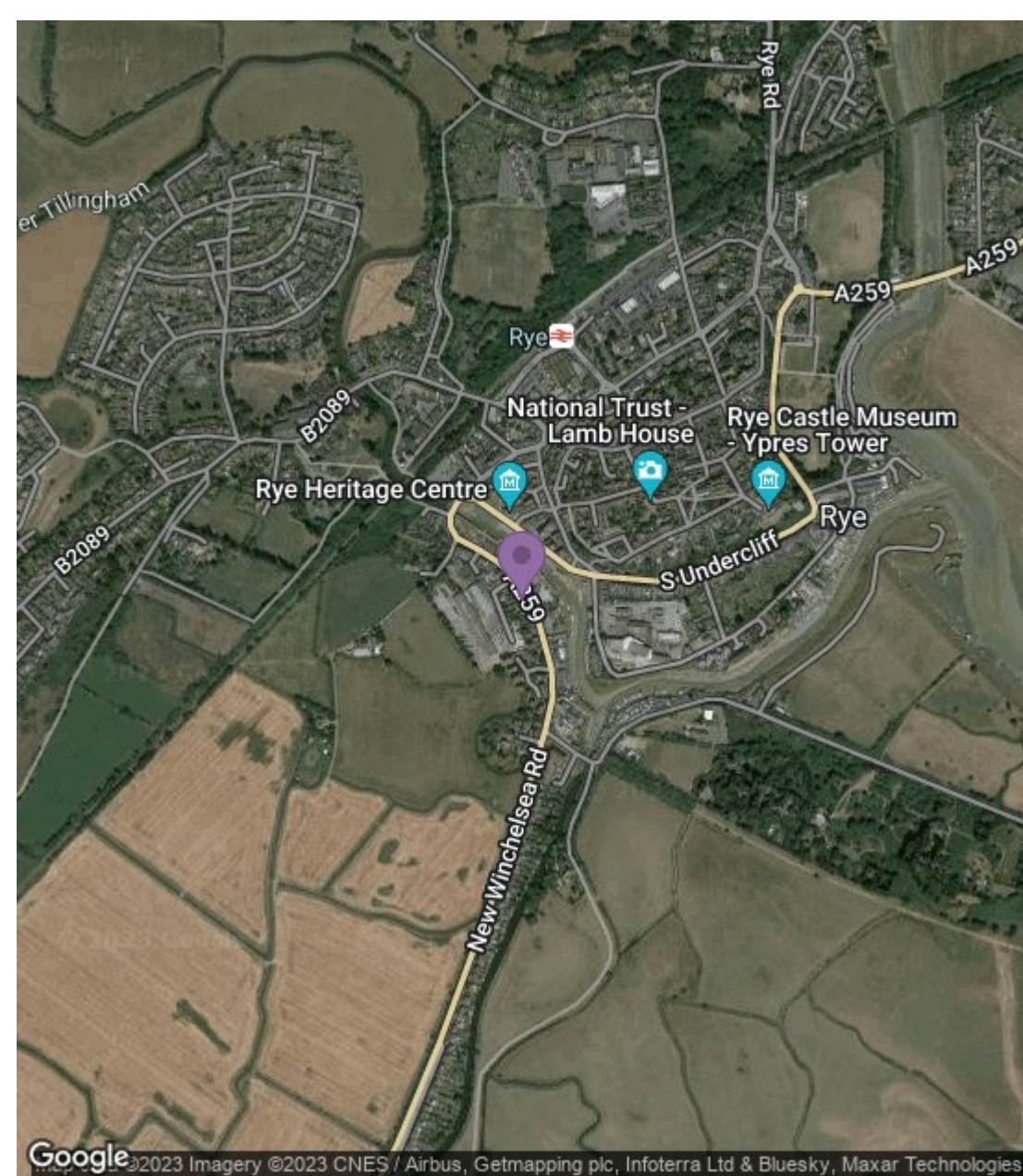
1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(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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Lettings & Property Management**



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