

**RUSH  
WITT &  
WILSON**



**8 The Grove, Rye, East Sussex TN31 7ND**  
**Price on application**

**Rush Witt & Wilson are pleased to offer a substantial Edwardian style townhouse in Rye.**

**The generously proportioned and versatile accommodation comprises drawing room, dining room, kitchen / breakfast room, sunroom and ground floor shower room. There are three bedrooms on the first floor, one with an ensuite cloakroom and a bathroom. Two further bedrooms on the second floor.**

**Good size southerly facing rear garden. Parking to the front.**

**Offered CHAIN FREE**

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



**Locality**

Located only a short walk from the town centre.

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

There is a primary and secondary school within the town, weekly farmers' and general markets as well as a sports centre with an indoor swimming pool.

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

**Reception Hallway**

Door to the front. Tiled floor. Stairs to first floor.

**Drawing room**

15'1" x 12'11" (4.62 x 3.96)  
Bay window to the front. Open fireplace.

**Dining Room**

12'2" x 10'11" (3.73 x 3.35)  
Fireplace. Double doors to the rear leading into sunroom and kitchen / breakfast room.

**Kitchen / Breakfast Room**

21'0" x 9'10" (6.42 x 3)  
A light and airy room open plan to sunroom.

The kitche area is extensively fitted with a range of traditional style cupboard / drawer base units. Complementing worktop with inset sink. Space and point for range. Space and plumbing for dishwasher.

**Sun Room**

21'6" x 5'6" (6.57 x 1.68)  
Windows to the side and door to the rear leading to garden.

**Shower Room**

9'10" x 7'0" (3 x 2.15)  
Large walk in shower cubicle, wash basin and wc. Space

and plumbing for washing machine and tumble dryer. Heated towel rail. Small window to the rear.

**First Floor Landing**

Stairs rise from the reception hallway.

**Bedroom**

11'5" x 10'2" (3.5 x 3.12)  
Window to the rear. Cupboard housing gas fired boiler. Ornamental fireplace.

**Bathroom**

White suite comprising shaped panel bath with shower / screen over. Wash basin and wc. Two windows to the side.

**Bedroom**

12'3" x 11'0" (3.74 x 3.36)

**Bedroom**

16'0" x 12'3" (4.88 x 3.75)  
Two windows to the front.

**En-suite Cloakroom**

Wash basin and wc.

**Second Floor**

Stairs rise from the first floor landing.

**Bedroom**

13'1" x 12'11" max (4 x 3.95 max)  
Window to the front.

**Bedroom**

10'5" x 9'10" max (3.2 x 3 max)  
Window to the rear.

**Outside**

A courtyard style garden abuts the rear of the property and is accessed via the sunroom. A shared path disects the garden and leads to a side passageway.

There is a further good size area of garden comprising level lawn and a variety of mature trees / shrubs.

**Parking**

Hardstanding to the front.

**Agents Notes**

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

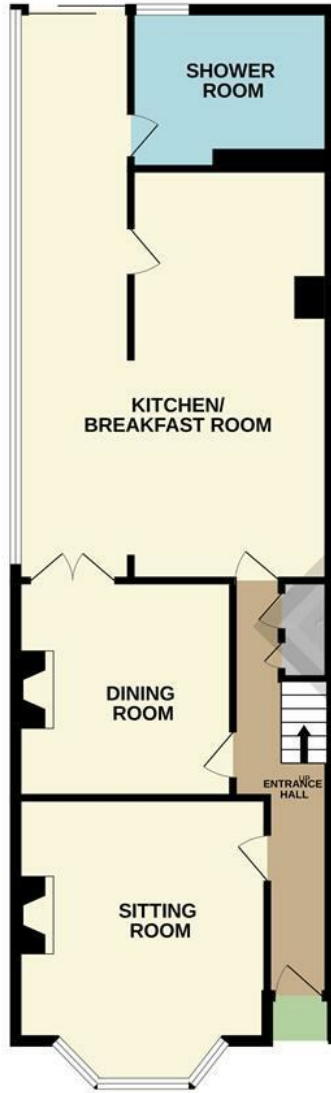
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

There is a shared passageway to the left and a path extends over the garden to adjoining property.

Council Tax Band E



GROUND FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



2ND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.

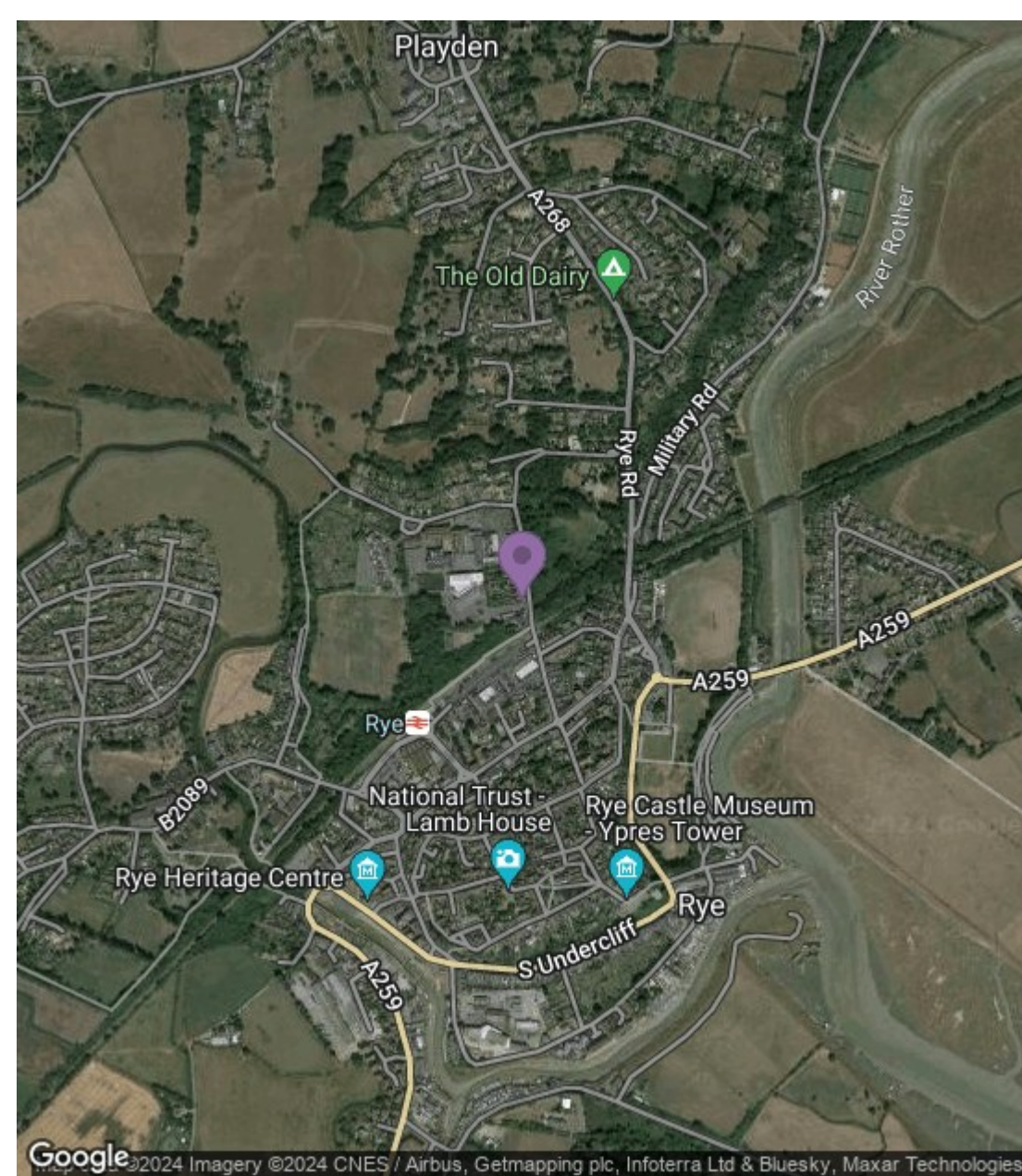


TOTAL FLOOR AREA : 1771 sq.ft. (164.5 sq.m.) approx.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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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