

**RUSH
WITT &
WILSON**



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WITT &

12 Tower Street, Rye, East Sussex TN31 7AT
Guide Price £275,000 Freehold

Rush Witt & Wilson are pleased to offer a charming period cottage, conveniently located only a short walk from an array of amenities. The well presented accommodation is arranged over two floors, steps rise from the street to the private front door opening directly into the living/dining room with an adjoining kitchen and access to the south facing rear courtyard. Stairs rise from the dining area to the first floor landing, providing access to a generous double bedroom to the front, further bedroom to the rear and a bathroom. The property benefits from a low maintenance paved courtyard style garden to the rear, there is also a useful outbuilding with wc, which is considered suitable for a variety of purposes subject to any necessary consents. The property will appeal to a range of buyers, being considered equally suitable as a main residence, second home or investment purchase. It is being offered chain free and could be available for early occupation. The property is located in the heart of Rye, only a short walk for the high street a range of daily amenities. Primary and secondary schooling is available in the town. There many historic inns and eateries as well as a sports centre and other recreational facilities. The railway station affords access to the city of Brighton and to Ashford where there are connecting, high speed, services to London.

For further information and to arrange a viewing, please contact our Rye office on 01797 224000.







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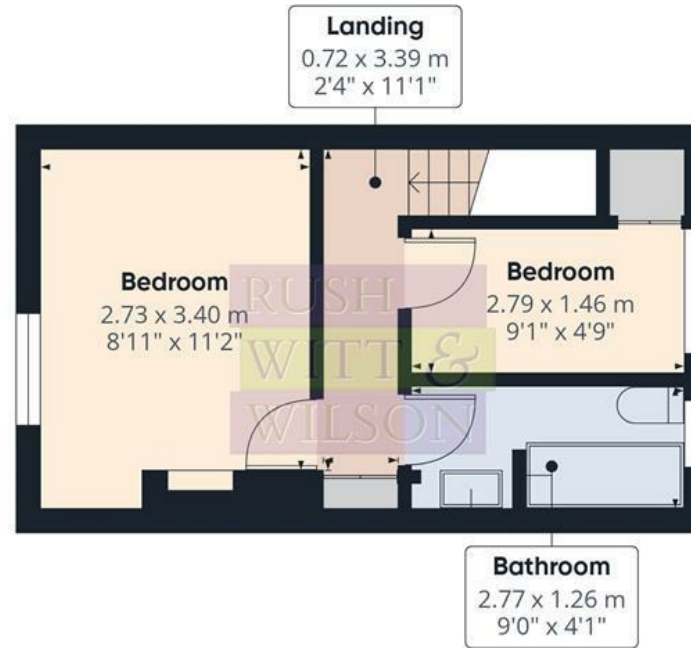
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

54 m²

580 ft²

Reduced headroom

0.9 m²

9 ft²

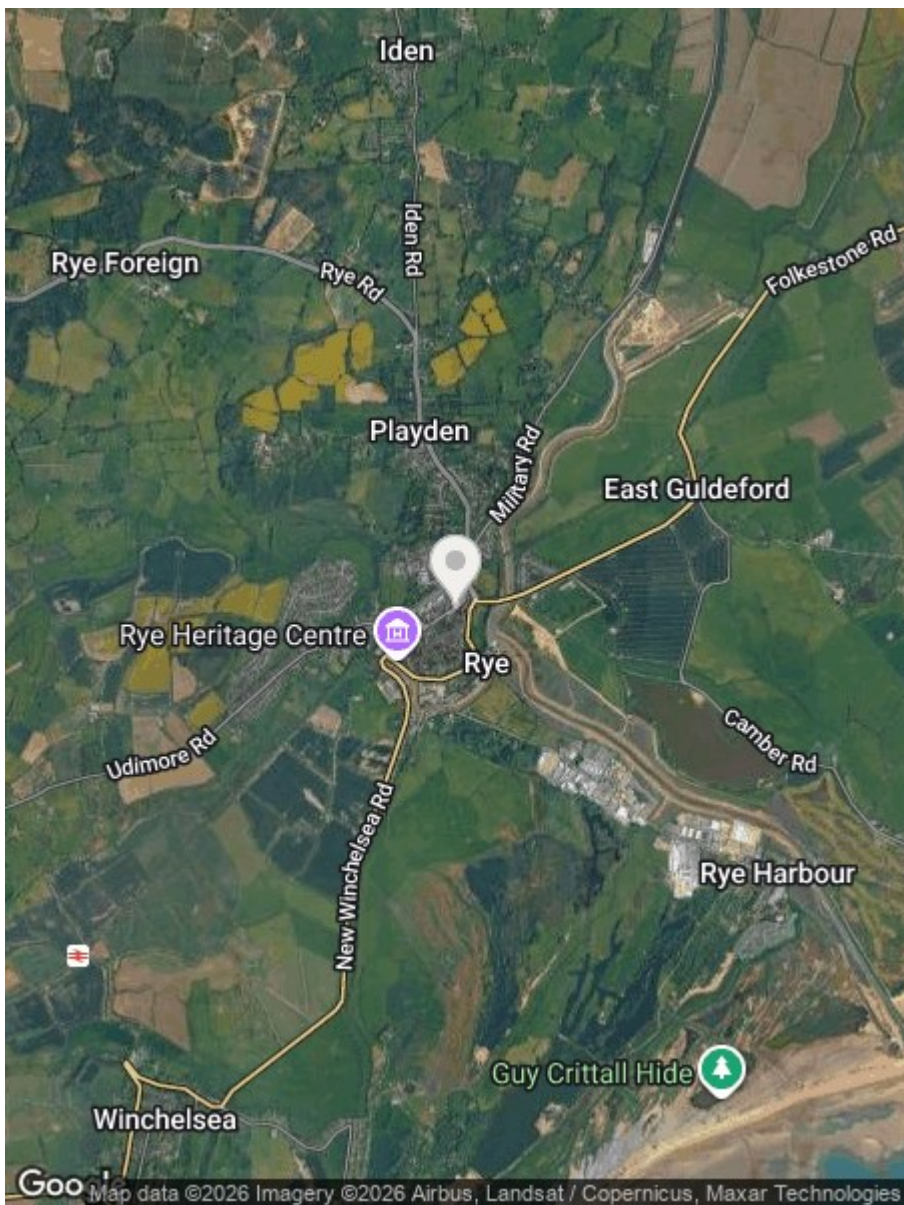
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		70
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note, there is a flying freehold.

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.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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Lettings & Property Management



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