RUSH WITT & WILSON

2 Scotts Acre, Rye, East Sussex TN31 7RQ
By Auction £195,000

Rush Witt & Wilson are pleased to offer a modern semi detached bungalow considered ideal for a verity of buyers, being equally suitable as a main residence/second home or investment purchase.

The well proportioned accommodation comprises two double bedrooms, kitchen, living/dining room with adjoining conservatory and a generous bathroom. There is a garage en bloc and on street parking, the property is offered chain free.

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.
For further information and to arrange a viewing please contact our Rye office 01797 224000.

Locality
Situated only a short walk from the famous sand dunes that form part of the stunning coastline of the Rye Bay.

There is a range of daily amenities available in the village whilst the ancient Cinque Port town of Rye is only a short drive away.

Rye boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets and railway station. There is a bustling town centre with an array of specialist, general and retail stores complemented by historic inns and restaurants, wine bars and eateries, all contributing to a very cosmopolitan atmosphere.

Entrance Porch
5'4" x 4'6" (1.65m x 1.39m)
Obscure glazed window to the side, door to front, door leading into:

Reception Hallway
Access to loft space, built in airing cupboard, shelving and hot water cylinder.

Kitchen
10'7" x 8'0" (3.23m x 2.45m)
Two windows to the front, comprising a range of matching wall and base mounted units, worktop with single drainer sink, space and point for electric cooker, space and plumbing for washing machine.

Living/Dining Room
15'6" x 12'4" (4.74m x 3.76m)
Window to rear, sliding door leading into:

Conservatory
16'4" x 6'6" (5m x 2m)
Door to side leading into garden.

Bedroom
11'10" x 11'0" (3.61m x 3.37m)
Window to front.

Bedroom
11'10" x 11'8" (3.62m x 3.57m)
Window to rear.

Bathroom
8'9" x 7'1" (2.68m x 2.17m)
Obscured glazed window to side, the light coloured suite comprises a panelled bath with mixer tap and shower attachment, pedestal wash basin, low level w,c.

Outside

Front Garden
Small area of lawn.

Rear Garden
Predominantly laid to lawn with established beds containing a variety of shrubs and plants, enjoying a southerly aspect.

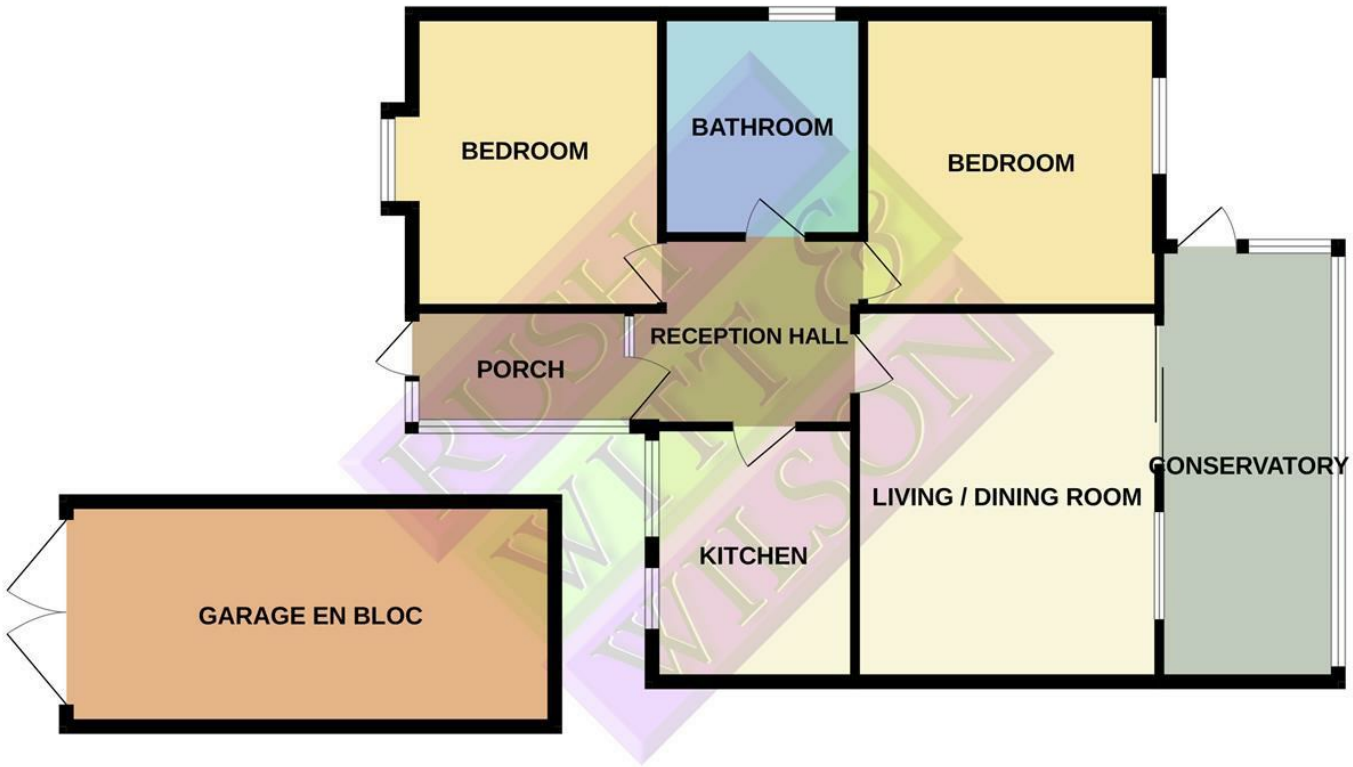
Garage En Bloc

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.

Auctioneer Notes
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

GROUND FLOOR



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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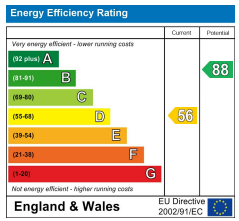

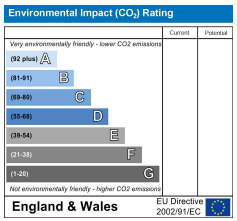

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The Property Ombudsman
Relocation agent network