RUSH WITT & WILSON

8 The Strand, Rye, East Sussex TN31 7DB
Guide Price £425,000 Freehold

RIVER VIEWS - BALCONY - GARAGE

Rush Witt & Wilson are pleased to offer a three storey townhouse, conveniently located for the towns amenities with views to the front over The Strand / river.

The accommodation will appeal to a verity of buyers, on the ground floor there is a bedroom, utility room, shower room and cloakroom, open plan living space on the first floor with access to a small balcony, adjoining kitchen and on the second floor there are two further bedrooms, the main having a balcony to the front enjoying views over the river and a bathroom. Small courtyard to the rear of the property. Garage en bloc.

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

Locality

The property is situated in the heart of Rye. The town offers a wide range of daily amenities including a supermarket, many specialist and general retails complemented by historic inns and eateries as well as the Kino cinema. Primary and secondary schooling is available, as well as a sports centre and indoor swimming pool. The railway station allows access to the city of Brighton in the west and to Ashford, where there are connecting services to the Capital and Continental Europe.

Beautiful undulating countryside borders the town to the North, whilst to the South there is the Rye Bay with miles of open shingle beach extending from a nature reserve at Rye Harbour to the the cliffs at Fairlight, as well as being home to the famous Camber Sands.

Reception Hallway

Stairs rising to the first floor.

Cloakroom/WC

7'4 x 5'4 (2.24m x 1.63m)

Window to the front, wash hand basin, low level wc.

Utility Room

9'1 x 6'6 (2.77m x 1.98m)

Door to the rear, butler sink, space and plumbing for washing machine, space for free standing appliances.

Bedroom

10'11 x 10' (3.33m x 3.05m)

Window to the rear.

En-Suite Shower Room

7'4 x 5'1 max (2.24m x 1.55m max)

Window to the front, shower cubicle, wash hand basin.

First Floor

Living/Dining Room

19'11" x 16'11" (6.08 x 5.16)

A light and airy open plan living space with window to the rear, further window to the front overlooking the river, open plan to:

Kitchen

9'8 x 8'3 (2.95m x 2.51m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cabinets, worktop with inset hob, oven beneath and extractor over, inset sink with side drainer, breakfast bar with further cupboards beneath and above.

Second Floor

Landing

Airing cupboard housing hot water cylinder, doors off to the following:

Bedroom

13'10 x 10'10 (4.22m x 3.30m)

Window to the front, door onto balcony, built in double wardrobe.

Bedroom

9'9 x 7'9 (2.97m x 2.36m)

Window to the side.

Bathroom

A white suite comprising panel enclosed bath, pedestal wash hand basin, low level wc, heated towel rail, window to the rear.

Outside

Passageway to the right of the property leading to a small courtyard behind, over which there is a right of way.

Garage En-Bloc

Located only a few paces from the property. Single garage with up and over door.

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.

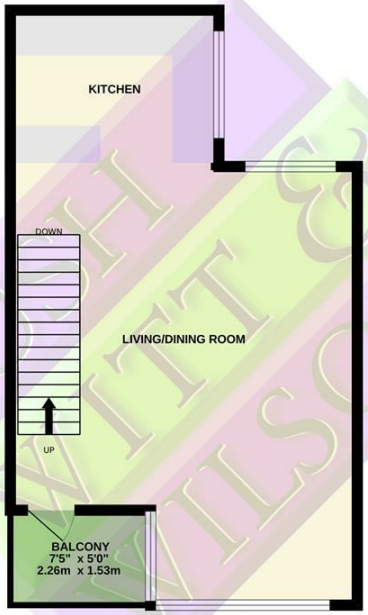
Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

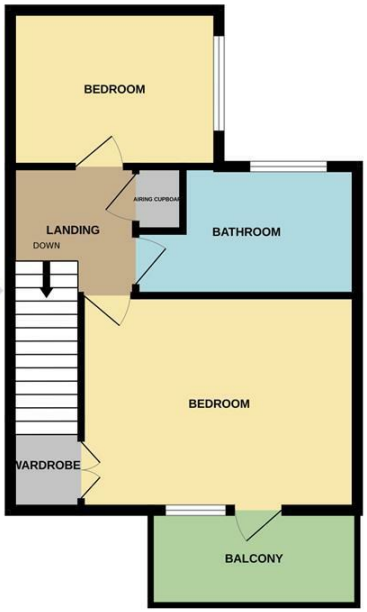
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

GROUND FLOOR

1ST FLOOR



2ND FLOOR



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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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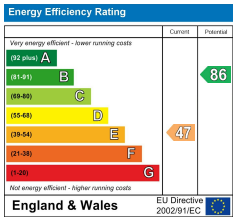

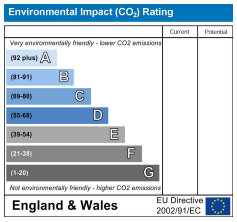

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The Property Ombudsman
Relocation agent network