RUSH WITT & WILSON

80 New Winchelsea Road, Rye, East Sussex TN31 7TA
Guide Price £495,000

Rush Witt & Wilson are delighted to offer this wonderful well-presented riverside character property with stunning views across the nature reserve & located close to the town centre which offers a selection of bespoke shops, art houses, eateries, coffee shops and stunning architecture.

You approach the property via the drive and enter through the porch. Downstairs you will find the spacious living room to the front which leads to the kitchen/dining space to the rear. The kitchen provides access to the rear and the garage which offers a utility space, wc and potential to increase the living space (subject to consents).
Upstairs there are two bedrooms to the front with views across fields and two bedrooms to the rear with views across the nature reserve. One of which providing an en-suite. The family bathroom is also on the first floor.
To the rear of the property is a decked seating area with lawn to the side which leads to a paved patio area and private decked jetty at the foot of the river Brede. The setting to the rear offers a magical space with direct access to the river and far-reaching views.

Viewings highly recommended. Please call 01797224000 NOW to book your viewing.

Living Room
15'9" x 13'5" (4.825 x 4.108)
Window to front. radiator, open arch leading into kitchen.

Kicthen
16'8" x 9'9" (5.102 x 2.987)
Window to rear. Range of base & eye level units, ceiling spotlights, access to garden.

Utility / WC
10'9" x 3'11" (3.286 x 1.218)
Toilet, basin, window to rear, plumbing for washing machine and tumble dryer.

Main Bedroom
15'4" 10'9" (4.692 3.297)
Window to rear, radiator below, door onto En-Suite, views.

En Suite
9'2" x 3'1" (2.806 x 0.950)
Tiled floor and walls, window to rear, radiator, toilet, basin, walk in shower.

Bedroom
14'2" x 8'0" (4.337 x 2.461)
Radiator, window to front with far-reaching views

Bedroom
13'5" x 9'11" (4.109 x 3.023)
Window to front with views, radiator, door to walk in wardrobe

Wardrobe
4'5" x 3'8" (1.362 x 1.137)
Window to front, shelving.

Bathroom
9'10" x 7'10" (3.016 x 2.388)
Tiled floor, toilet, basin, bath, shower cubicle, radiator, heated towel rail, window to rear with views

Bedroom
12'11" x 8'6" (3.939 x 2.600)
Radiator, window to rear offering views

Garage
19'0" x 14'2" (5.805 x 4.339)
Double doors onto driveway, power, gas boiler, water tank, door onto garden and door onto Utility room / WC

Agents Notes

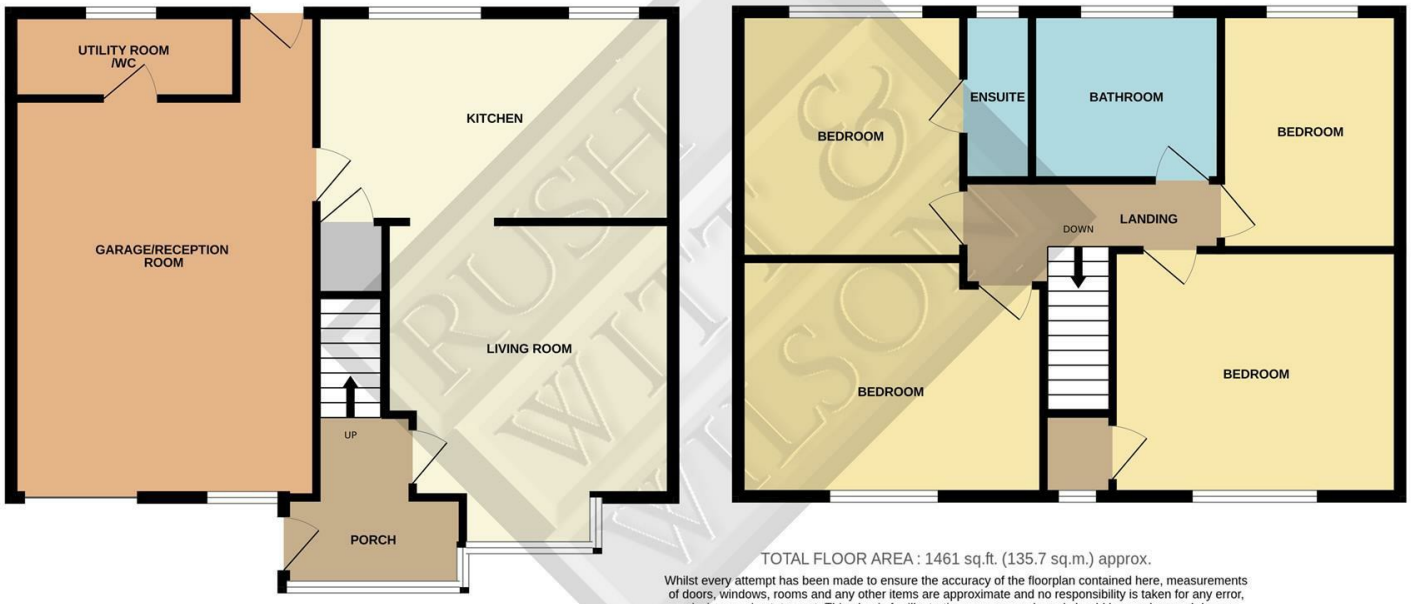
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax - Rother District Council Band D

GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.

1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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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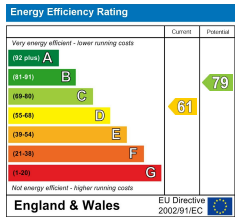

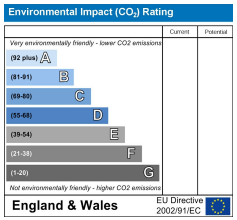

The Estate Offices Cinque Ports Street, Rye, East Sussex, TN31 7AD
Tel: 01797 224000 | rye@rushwittwilson.co.uk | www.rushwittwilson.co.uk

The Property Ombudsman
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