

**RUSH
WITT &
WILSON**

TOWN BARBERS

Tonbridge, Tunbridge Wells & Edenbridge
E-Cigarette Specialist Store

IT's

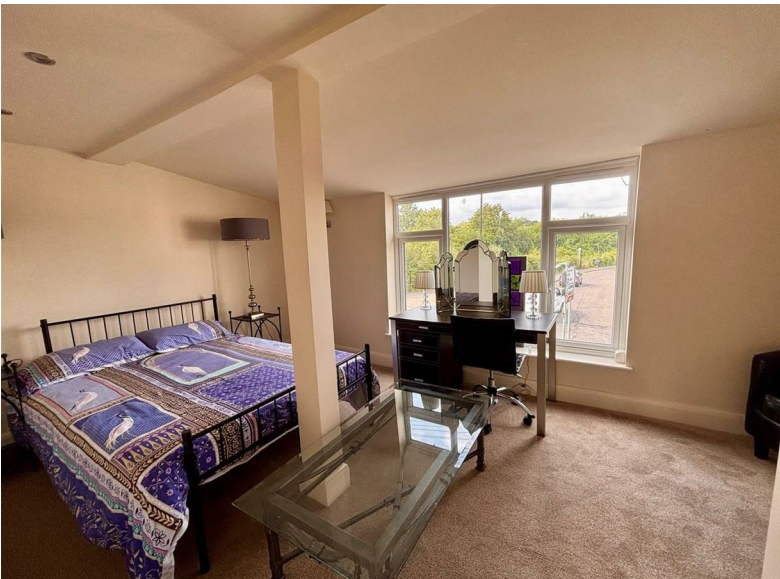
44 Ferry Road

44A Ferry Road, Rye, East Sussex TN31 7DN
Guide Price £235,000

Rush Witt & Wilson are pleased to offer a well presented split level apartment in the heart of Rye. The spacious and versatile accommodation will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase.

There is a well appointed kitchen/dining room to the rear, a bedroom to the front which could be utilised as a sitting room, modern bathroom and two further bedrooms on the second floor.

The property is being offered chain free and could be available for early occupation. For further information and to arrange a viewing, please contact our Rye office 01797 224000.



Locality
Conveniently located in the heart of Rye an ancient Cinque Ports Town on the south coast, the town offers a bustling High Street with a fine selection of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries.

Rye boasts the famous cobbled Citadel, working quayside, weekly farmers / general markets and a railway station which allows access to Brighton in the west and to Ashford in the east where there are connecting high speed services to London. Primary and secondary schooling is available in the town, along with a sports centre with indoor swimming pool.

The town is boarded by beautiful undulating countryside and a short drive away from Rye Harbour, there is a nature reserve with access to miles of open shingle beach, this forms part of the stunning coastline of the Rye bay, which is also home to the famous Camber Sands, also only a short drive away.

Communal Entrance
Stairs rising to the first floor, door leading through to:

Entrance Hallway
Stairs rising to the second floor, doors off to the following:

Kitchen/Dining Room
16'2 x 10'8 (4.93m x 3.25m)
Two windows to the rear, the kitchen area is fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting worktop, inset sink, inset hob with oven beneath and extractor fan above, integrated dish washer, space and plumbing for washing machine.

Living Room/Bedroom Three
16'8 x 9'2 (5.08m x 2.79m)
Window to the front, currently arrange as a third bedroom but could be utilised as a separate sitting room if required.

Bathroom
9'5 x 6'10 (2.87m x 2.08m)
A modern suite comprising shaped panel enclosed bath with mixer tap, shower and screen above, pedestal wash hand basin, wc, heated towel rail, cupboard housing water cylinder.

Second Floor
Landing
Window to the side, doors off to the following:

Bedroom One
16'4 x 8'2 (4.98m x 2.49m)
Window to the side, further window to the rear.

Bedroom Two
12'9 x 10'7 (3.89m x 3.23m)
Window to the front with far reaching views over the town.

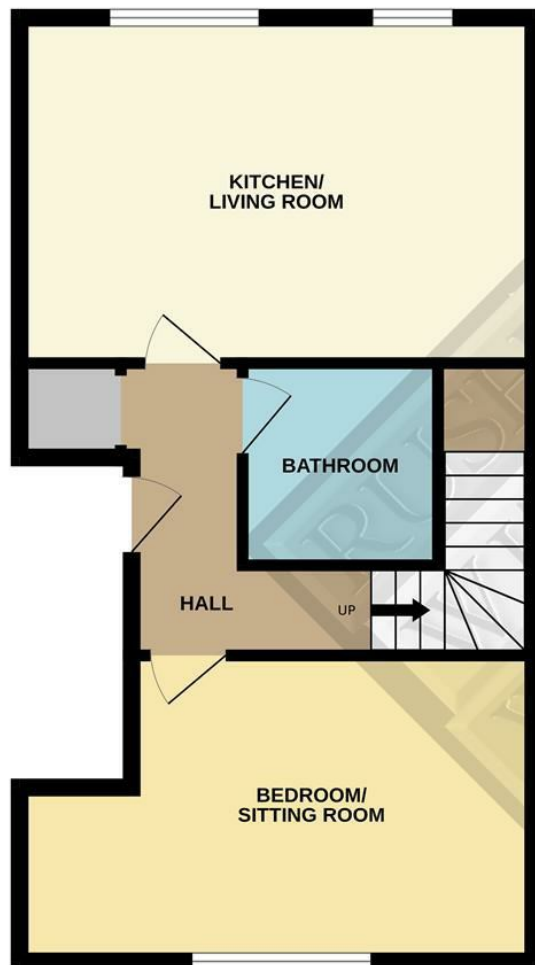
Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

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 – B



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.

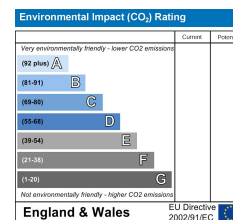
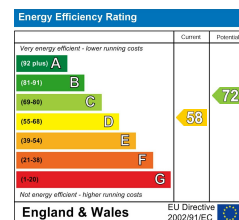
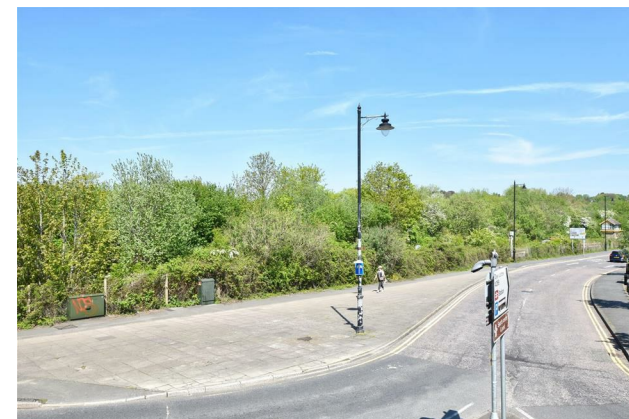


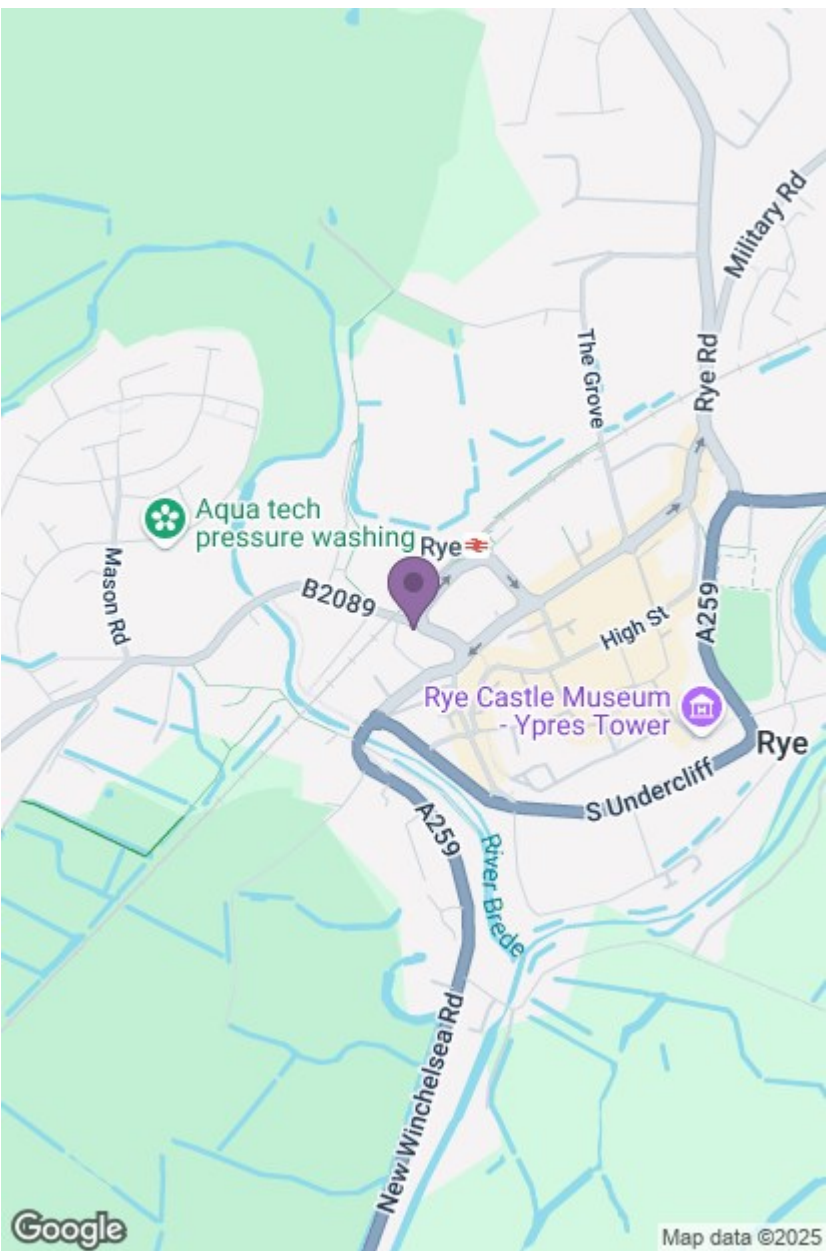
2ND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



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