

**RUSH
WITT &
WILSON**



**5 North Salts, Rye, TN31 7NU
£387,500**

Rush Witt & Wilson are pleased to offer a well presented modern Georgian style townhouse, situated on the edge of Rye Town centre. The property is generously proportioned and the accommodation is arranged over three floors comprising of an open plan living/dining room leading to a modern light-coloured fitted kitchen, conservatory with access from both the kitchen & dining room, ground floor cloakroom, two double bedrooms on the first floor as well as the modern fitted family bathroom and a further double bedroom on the top floor with sky light. Externally to the front there is an area of lawn with planted borders and to the rear there is a small patio leading onto an area of lawn with a planted flower border to the far end. The property also benefits from a garage en-bloc. North Salts is set back off of Military Road and is within walking distance of the bespoke shops, eateries, galleries and train station within Rye Town centre.



Locality

Rye offers a wide range of daily amenities including a supermarket and an array of specialist and general retail stores as well as historic interests, restaurants, pubs and a cinema. Primary and Secondary schooling are available and there is also a sports centre with an indoor pool.

The property forms part of a popular residential development towards the outskirts of the ancient Cinque Ports town of Rye and is considered to be within reasonable walking distance of the town centre and railway station giving access to Brighton and Ashford where there are connecting high speed services to London.

Entrance Hall

Stairs rising to the first floor, door leading into:

Cloakroom/WC

3'10 x 2'8 (1.17m x 0.81m)

Low level wc, wash hand basin.

Living/Dining Room

23'7 x 11'3 (7.19m x 3.43m)

Double aspect with bay window to front and double doors to rear providing access to the conservatory.

Kitchen

10'3 x 8'2 (3.12m x 2.49m)

Window to rear, door leading into conservatory, fitted with a range of modern wall and base units with complimenting worksurfaces, inset sink unit, inset hob with oven beneath and extractor above, space and plumbing for dishwasher, space for freestanding fridge/freezer, wall mounted gas fired boiler.

Conservatory

15'1 x 7'1 (4.60m x 2.16m)

Double doors providing access to the rear garden. A light and airy room that can be accessed via the dining room and kitchen, tiled floor, space and plumbing for washing machine, base unit with inset sink.

First Floor

Landing

Access to the 2nd floor as well as bedrooms & bathroom

Bedroom

11'1 x 10'11 (3.38m x 3.33m)

Window to front.

Bedroom

9'11 x 9'4 (3.02m x 2.84m)

Window to rear with views to the Marsh and the River Rother

Bathroom

7'8 x 5'6 (2.34m x 1.52m'1.83m)

Window to rear, modern white suite comprising shaped panel enclosed bath with shower and screen, pedestal wash hand basin, low level wc.

Bedroom

17'6 x 10'11 (5.33m x 3.33m)

Located on second floor, Window to side, skylight, eaves storage.

Outside

Front Garden

Area of lawn with shared access with neighbour to the side leading to:

Rear Garden

Designed for ease of maintenance and incorporates a small paved terrace adjacent to the rear of the property, this in turn leads onto level area of lawn with a raised flower bed.

Garage En-Bloc

Located opposite the property.

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.

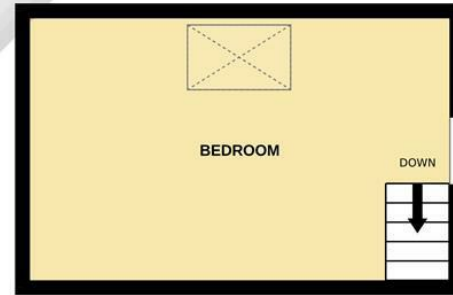
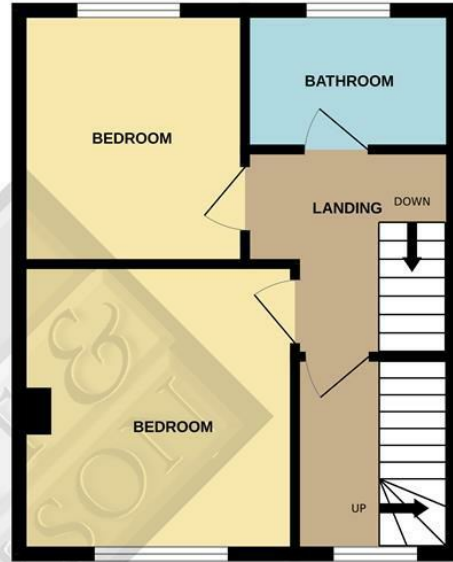
Council Tax Band - D



GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
188 sq.ft. (17.4 sq.m.) approx.

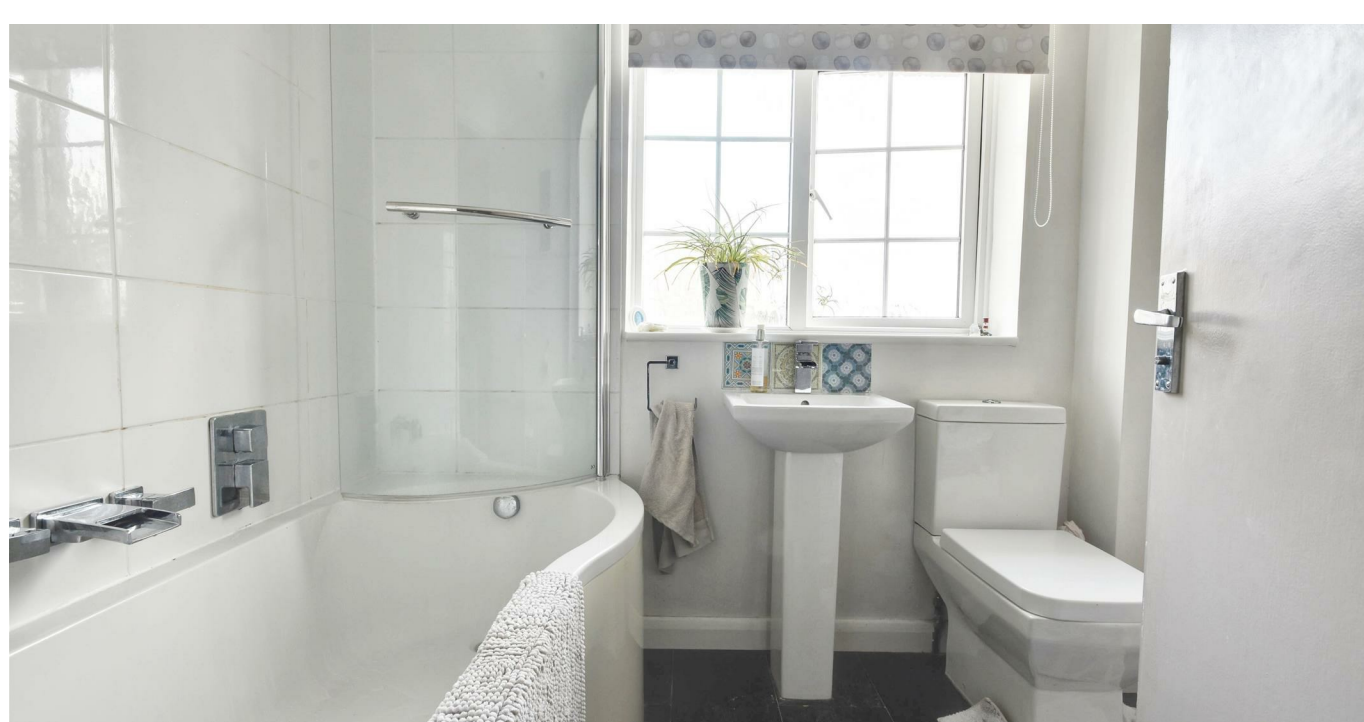
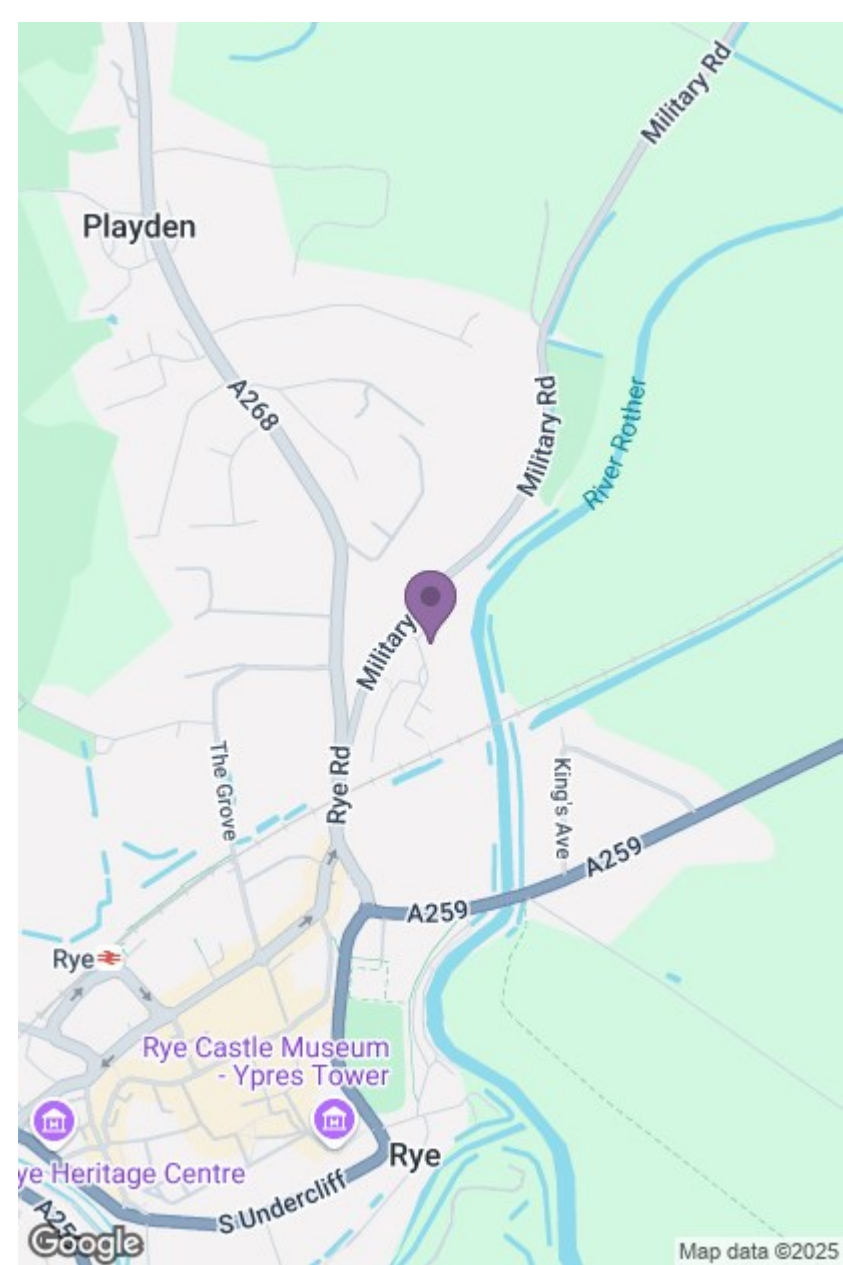
TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(19-34)	E		
(1-18)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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