RUSH WITT & WILSON

80 New Winchelsea Road, Rye, East Sussex TN31 7TA
Guide Price £450,000

RECENTLY REDUCED AND CHAIN FREE
Rush Witt & Wilson are delighted to offer this 4-bedroom, Semi-Detached House, within walking distance to Rye Town Centre.
MAIN BEDROOM features an EN-SUITE bathroom and amazing panoramic views. Garden with three tiers leading down to private jetty (moor boats/paddleboards) onto river. Parking space for multiple vehicles and integrated garage which could be converted to create additional space / extra rooms downstairs subject to relevant consents. Garage also includes utility room with toilet.
Large Kitchen-Diner with a RANGE COOKER.
Viewings are 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.

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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, leading to a large space with potential to improve, power, gas boiler, water tank, door onto garden and door onto Utility room / WC

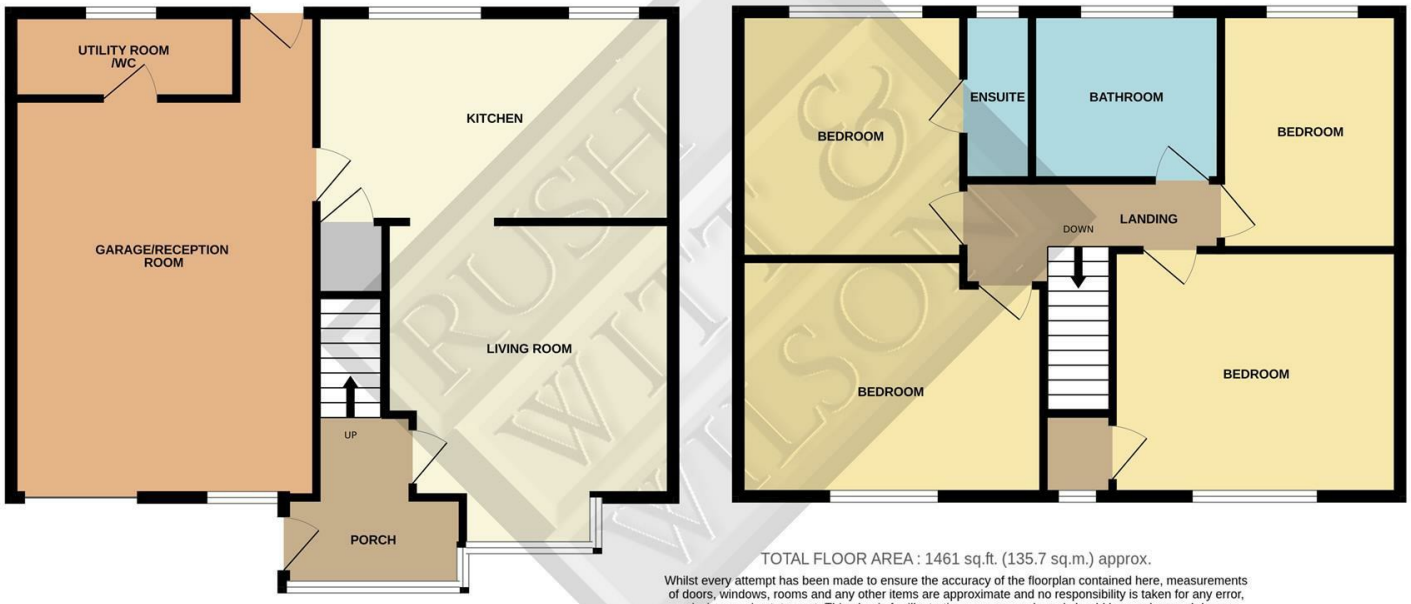
Agents Notes
None of the services or appliances mentioned in these sale particulars have been tested.

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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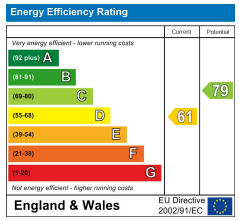

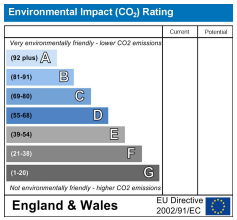

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The Property Ombudsman
Relocation agent network