

**RUSH
WITT &
WILSON**



**2 Knatchbull Cottages Guldeford Lane, Rye, East Sussex TN31 7PD
£525,000 Freehold**

Nestled in the charming village of East Guldeford, near the historic town of Rye, this modern attached house offers a perfect blend of comfort and style. This property is ideal for families or those seeking extra space for guests or a home office. The ground floor layout includes a well appointed kitchen with a large island and adjoining dining/living room providing ample space for relaxation and entertaining. There is also a downstairs wc and utility room.

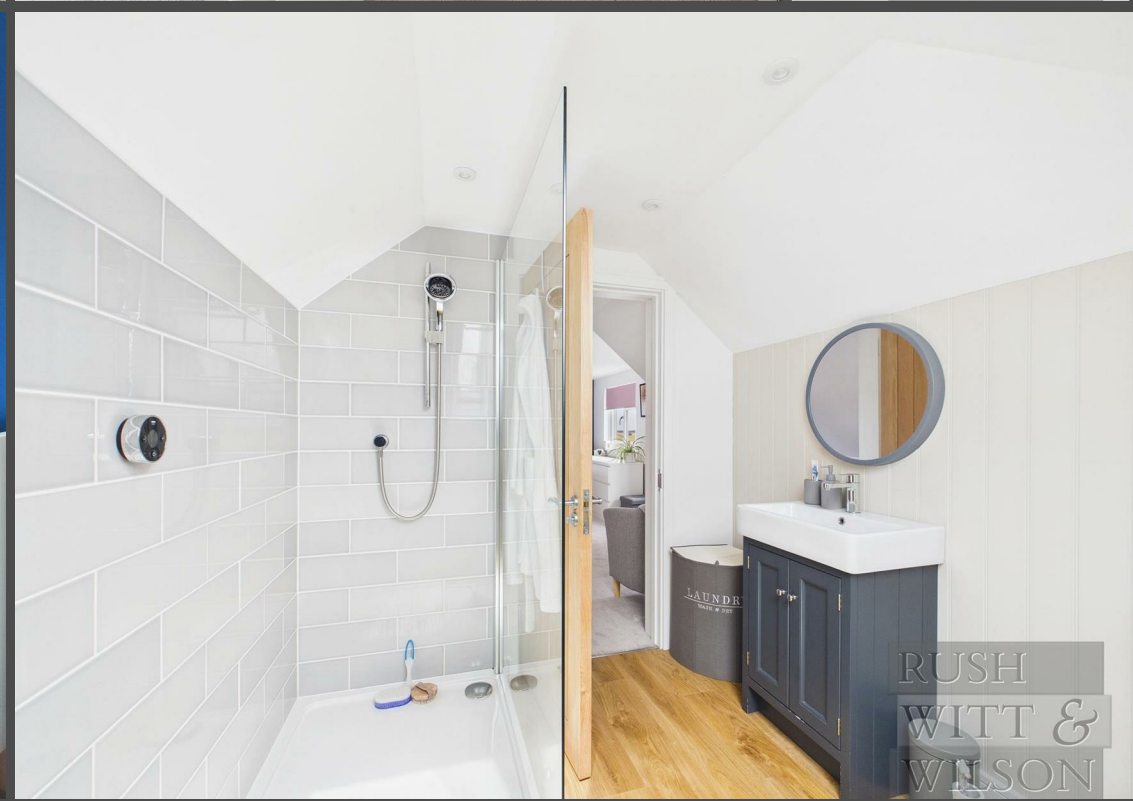
On the floors above, the house boasts five double bedrooms, a family bathroom and two en-suites, ensuring convenience for all residents and visitors. The modern design and thoughtful layout create a welcoming atmosphere throughout the home.

Externally the property features a garden which has far-reaching views over the Romney Marsh & parking for multiple vehicles, a rare find in this picturesque area.

East Guldeford is known for its tranquil surroundings and proximity to the stunning coastline, making it an excellent choice for those who appreciate both rural charm and seaside living. This property presents a wonderful opportunity to enjoy a modern lifestyle in a delightful setting. Don't miss the chance to make this house your home.





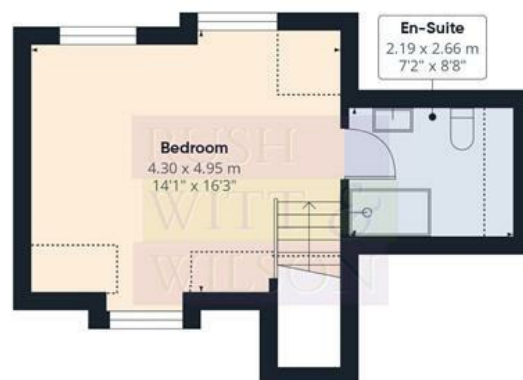




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

143.3 m²

1542 ft²

Reduced headroom

4 m²

43 ft²

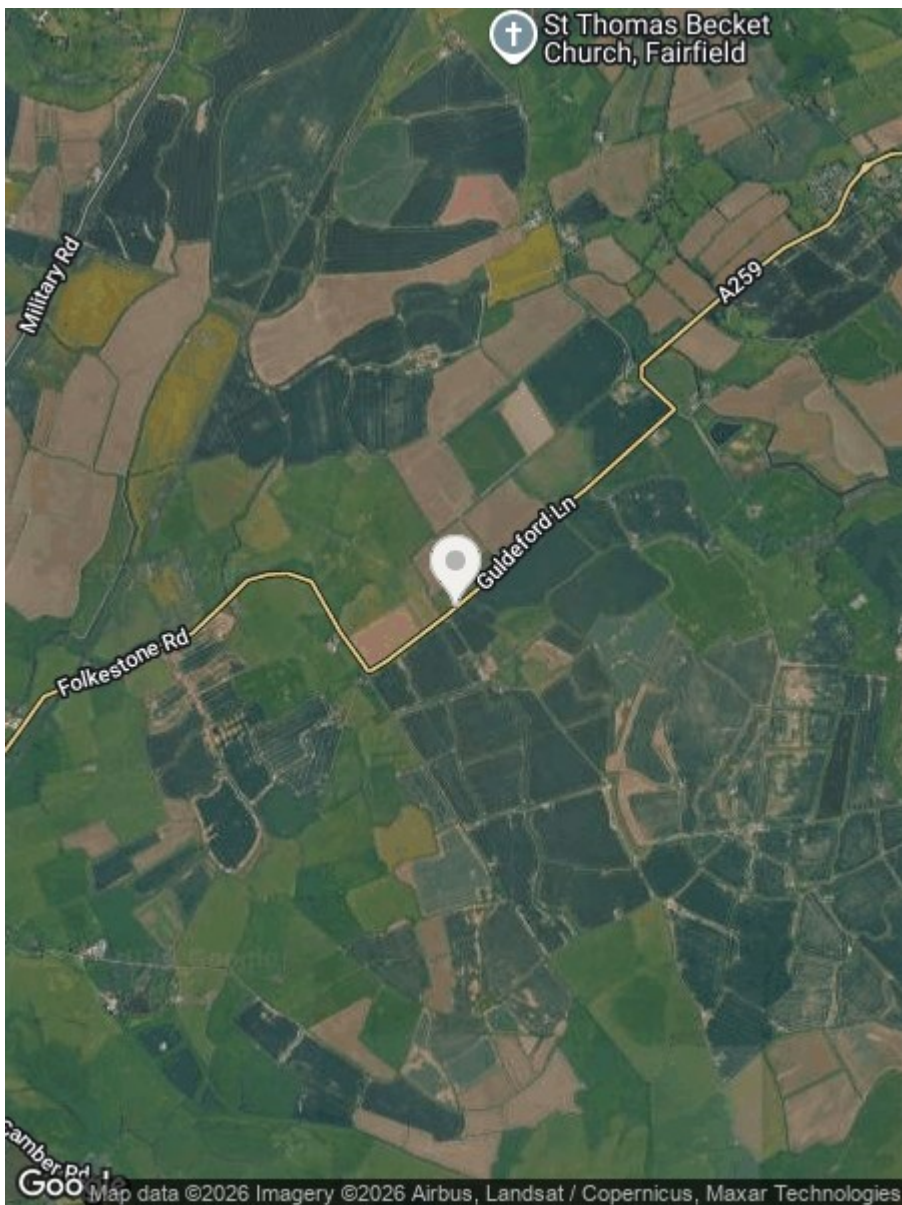
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**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**