

**RUSH
WITT &
WILSON**



**Greendale Main Street, Rye, East Sussex TN31 6SU
Guide Price £325,000**

Rush Witt & Wilson are delighted to offer this three-bedroom house set in the popular village of Peasmarsh positioned close to Rye, which is well-presented through-out with parking to the rear. The village offers a local independent supermarket, primary school, surrounding country walks, Flackley Ash hotel spa/restaurant and a selection of public houses/eateries close by.

The property comprises of a living room to the front leading to the kitchen/dining room and spacious conservatory downstairs with the main bedroom with en-suite W.C, two further bedrooms and family bathroom upstairs.

Outside the property is a rear paved garden accessed from the conservatory with gate leading to two allocated parking spaces. The sale is chain free and viewings highly recommended.

Call 01797224000 NOW to book your appointment,

Living Room

15'9" x 8'10" (4.818 x 2.696)

Window to front, radiator.

Kitchen

10'3" x 11'7" (3.130 x 3.556)

A range of base and eye level units with space for washing machine and oven. Comprising sink with window above, under stair storage cupboard, radiator, doors onto conservatory.

Conservatory

12'9" x 9'0" (3.900 x 2.748)

Triple aspect, tiled floor.

Bedroom

13'7" x 5'6" (4.141 x 1.697)

Carpet, window to rear, radiator.

Bedroom

10'7" x 7'10" (3.250 x 2.392)

Carpet, window to rear, radiator.

Bathroom

7'4" x 5'9" (2.260 x 1.759)

Bath with shower over, basin, toilet, heated towel rail.

Main bedroom

11'9" x 10'6" (3.587 x 3.205)

Carpet, windows to front, radiator, door onto en-suite WC

En-Suite WC

4'11" x 5'0" (1.522 x 1.541)

Window to front, radiator, carpet, toilet and basin.

Outside

Rear garden is paved and provides gated access to 2 x allocated parking spaces.

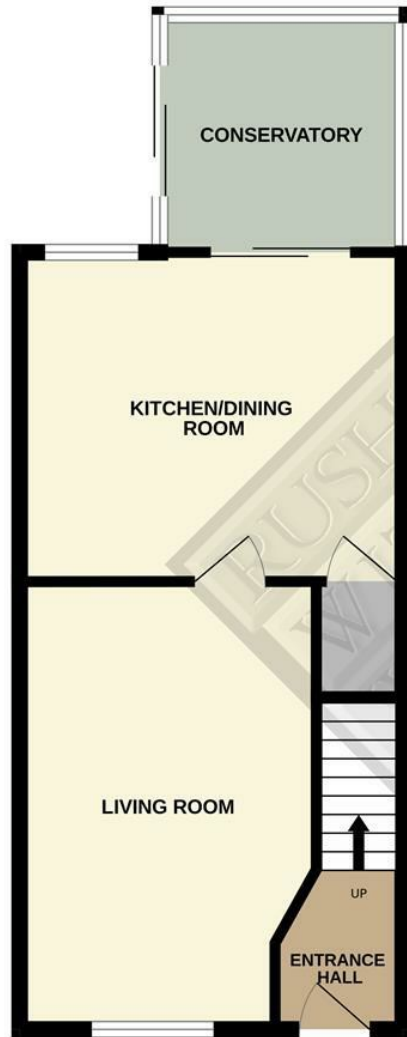
Agents notes

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

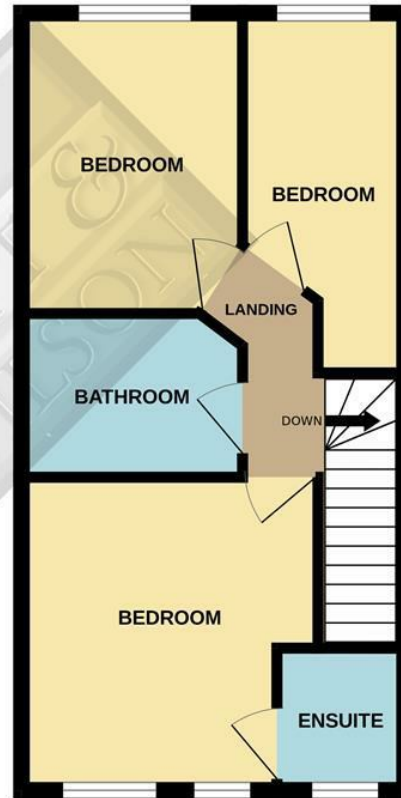
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax: Band C

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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
72	91
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
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