

**RUSH
WITT &
WILSON**



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**5 Readers Cottages Wittersham Road, Rye, TN31 7UX
Guide Price £275,000 Freehold**

Rush Witt & Wilson are pleased offer a charming mid terrace cottage located towards the outskirts of the popular village of Iden. The accommodation is arranged over two floors comprising open plan living/dining room with adjoining kitchen, two double bedrooms and a bath/shower room. There is an opportunity to enhance by undertaking modernisation and improvement works. The property benefits from a good size garden to the rear. Being considered equally suitable as a main residence, second home or investment purchase, the property is being offered chain free and could be available for early occupation.

The property is located on the outskirts of Iden, a popular village just south of the Kent/Sussex border and only a short distance from the ancient town of Rye.

Local amenities include a general store with Post Office, hair dressers, community hall and a soon to be re opened public house/restaurant.

Shopping, sporting and recreational facilities can be found in the nearby towns of Tenterden and Rye.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets as well as a railway station with services to Brighton and to Ashford from which there are high speed connections to London.

For further information and to arrange a viewing, please contact our Rye office on 01797 224000.





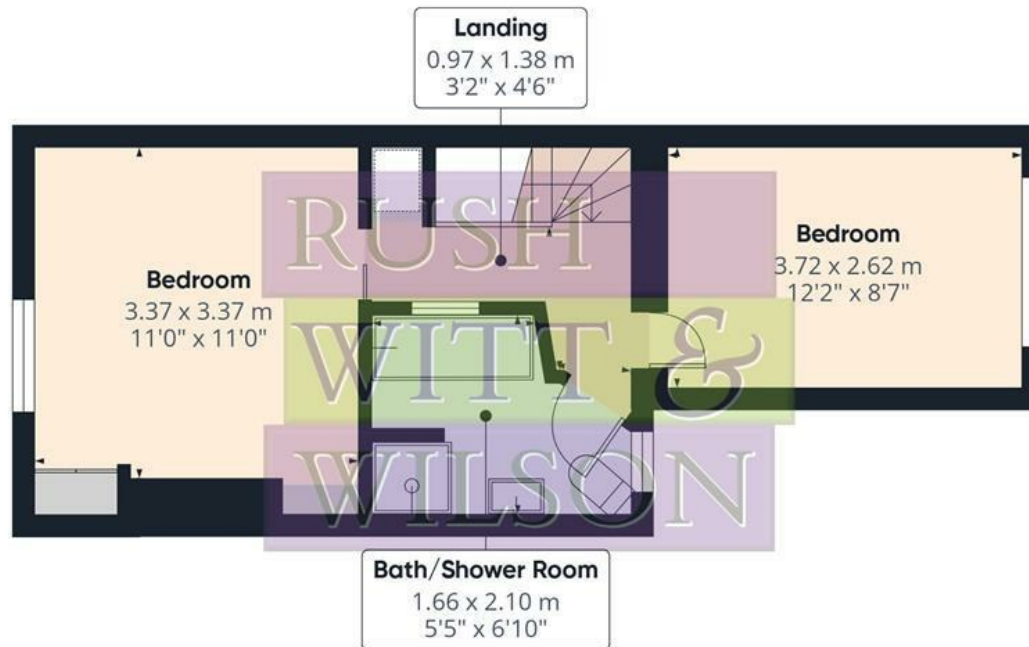




Floor 0

Approximate total area⁽¹⁾

61.8 m²
666 ft²



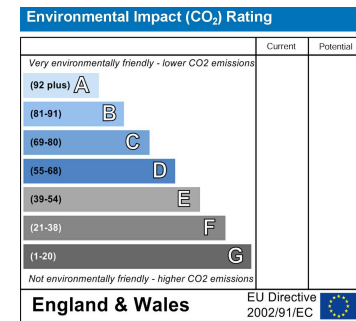
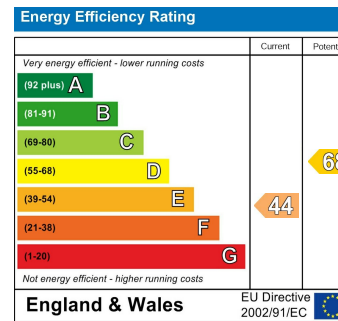
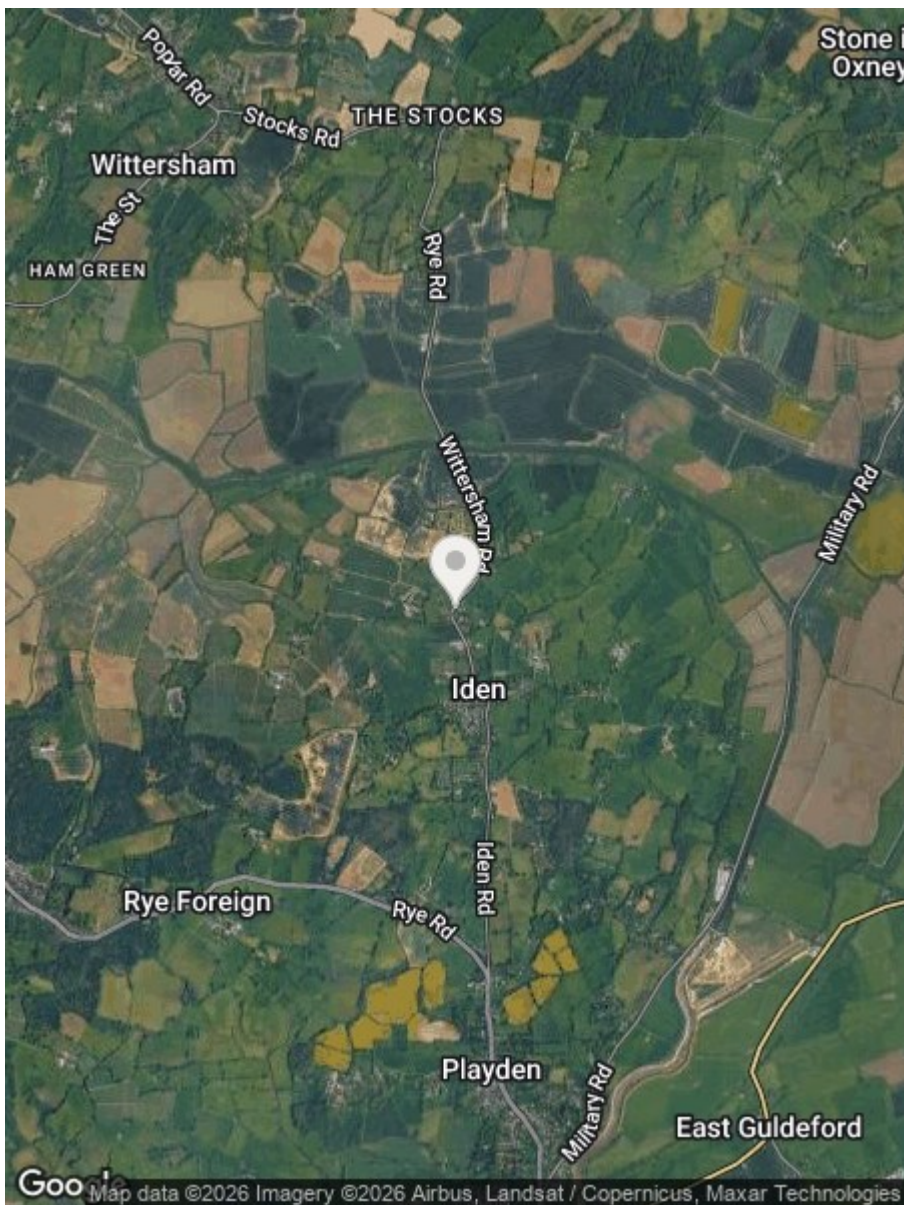
Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360





Council Tax Band - C

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).
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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>

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