

**RUSH  
WITT &  
WILSON**



**12 Fishmarket Road, Rye, East Sussex TN31 7LP  
Guide Price £249,950**

**CHARMING COTTAGE CLOSE TO THE TOWNS  
AMENITIES**

Rush Witt & Wilson are pleased to offer a terrace home located opposite The Salts, an area of open public land.

The accommodation comprises open plan kitchen / dining area linking to the living room with access to courtyard. There is a double bedroom on the first floor and a good size bath / shower room. Further double bedroom on the second floor. Enclosed courtyard to the rear.

Considered equally suitable as a main residence, second home or holiday let / investment.

Offered CHAIN FREE.

For further information and to arrange a viewing please contact our Rye Office 01797 224000

**Locality**

Located on Fishmarket Road close to the heart of Rye, an ancient Cinque Port town on the South coast, convenient for the town centre with the railway station within walking distance.

Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling and a sports centre.

Rye also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. Beautiful undulating countryside borders the town, containing many places of general and historic interest. The railway station affords access to Brighton and to Ashford where there are high speed connections to London.

At nearby Rye Harbour there is access via a nature

reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

**Kitchen / living room**

23'2" x 7'4" (7.083 x 2.243)

Wood floor, window to front, double doors to rear onto courtyard garden. Kitchen units comprising sink, space for oven, electric hob and extractor fan. Under stair cupboard.

**First Floor Landing****Main bedroom**

8'9" x 10'9" (2.687 x 3.281)

Window to rear, carpet floor, radiator on wall, deep storage cupboard and boiler cupboard.

**Landing**

8'10" x 4'1" (2.698 x 1.245)

Carpet, stairs rising to second floor, radiator on wall

**Bathroom**

10'9" x 4'10" opening to 11'8" (3.291 x 1.496 opening to 3.557)

Window to front, tiled floor, radiator on wall, WC, Basin, Bath and separate shower.

**Second Floor****Bedroom**

6'6" x 15'0" (2.002 x 4.590)

Carpet, sky light, loft hatch and eaves storage.

**Outside**

Double doors open from the living room to an enclosed courtyard.

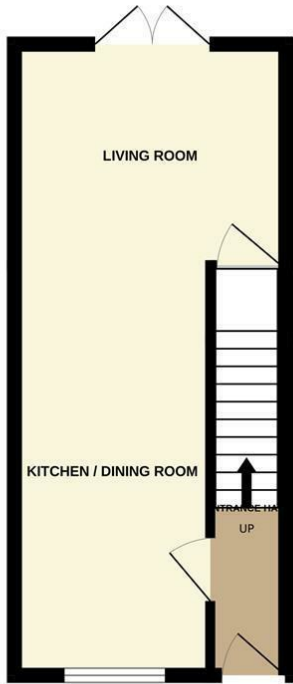
**Agents Notes**

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

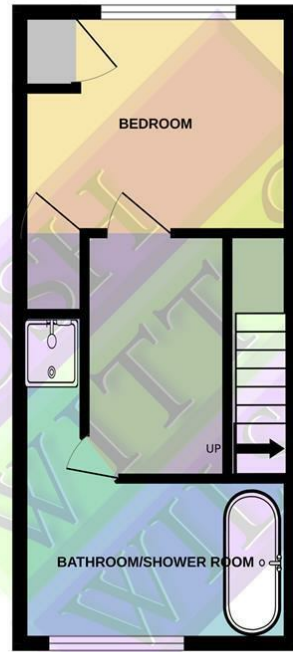
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax: Band C

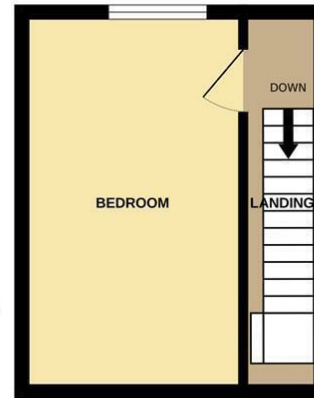
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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
	85
62	

Very energy efficient - lower running costs  
 (92-100) A  
 (81-91) B  
 (69-80) C  
 (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 <sub>2</sub> ) Rating	
Current	Potential

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

England & Wales EU Directive 2002/91/EC

