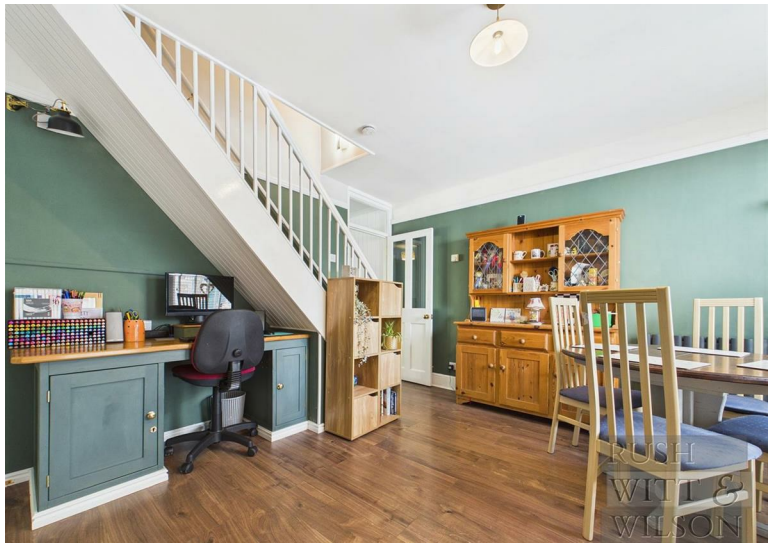


61 South Undercliff, Rye, East Sussex TN31 7HN
£286,000 Freehold

Rush Witt & Wilson are pleased to offer a well presented mid-terrace home conveniently located within a short walk from the centre of Rye. The accommodation is arranged over two floors and comprises living room, separate dining room with built in workstation, fitted kitchen, adjoining boot room, cloakroom and conservatory/utility room. On the first floor there are two double bedrooms and a bathroom. The rear garden enjoys a southerly aspect and has been designed for ease of maintenance by being predominately paved.

Located on South Undercliff 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, sports centre and indoor swimming pool. Rye also boasts the famous cobbled Citadel, working quayside and weekly general market. Beautiful undulating countryside borders the town, containing many places of general and historic interest. 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. For further information and to arrange a viewing please contact our Rye Office 01797 224000.








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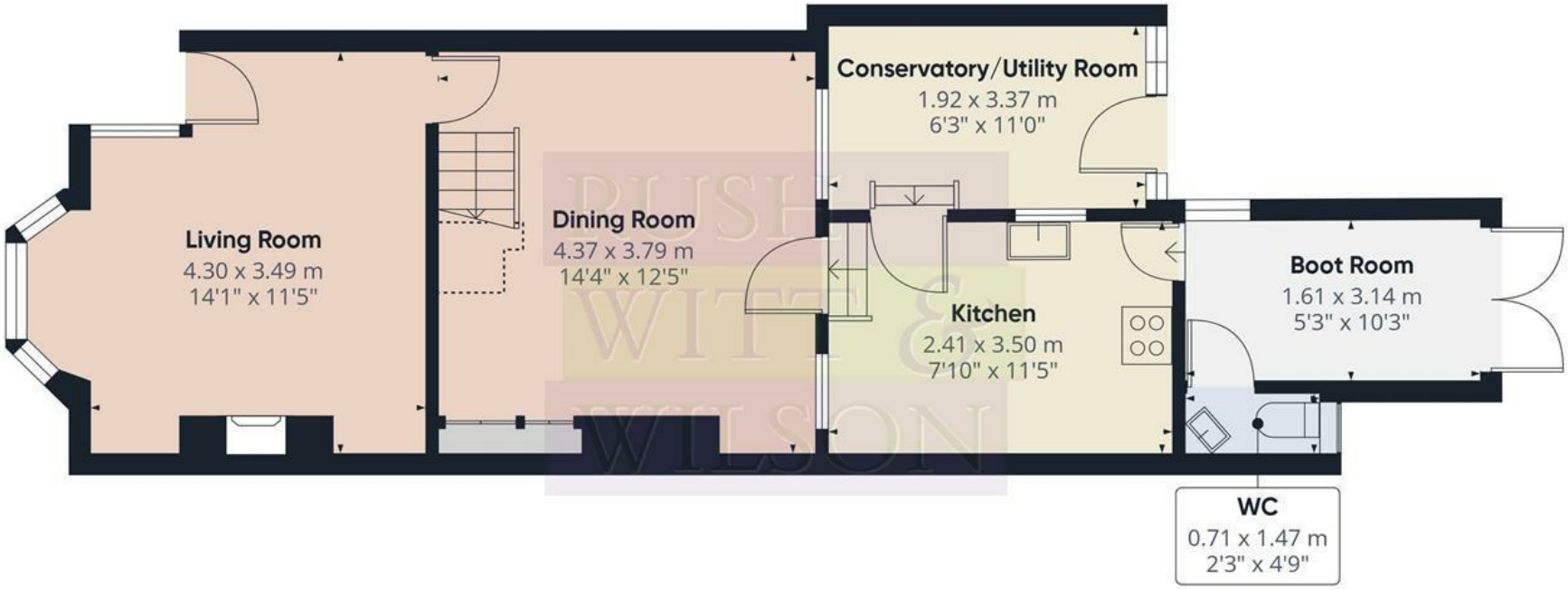

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Floor 0





Floor 1

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Approximate total area(1)

87.5 m²

942 ft²

Reduced headroom

0.6 m²

6 ft²

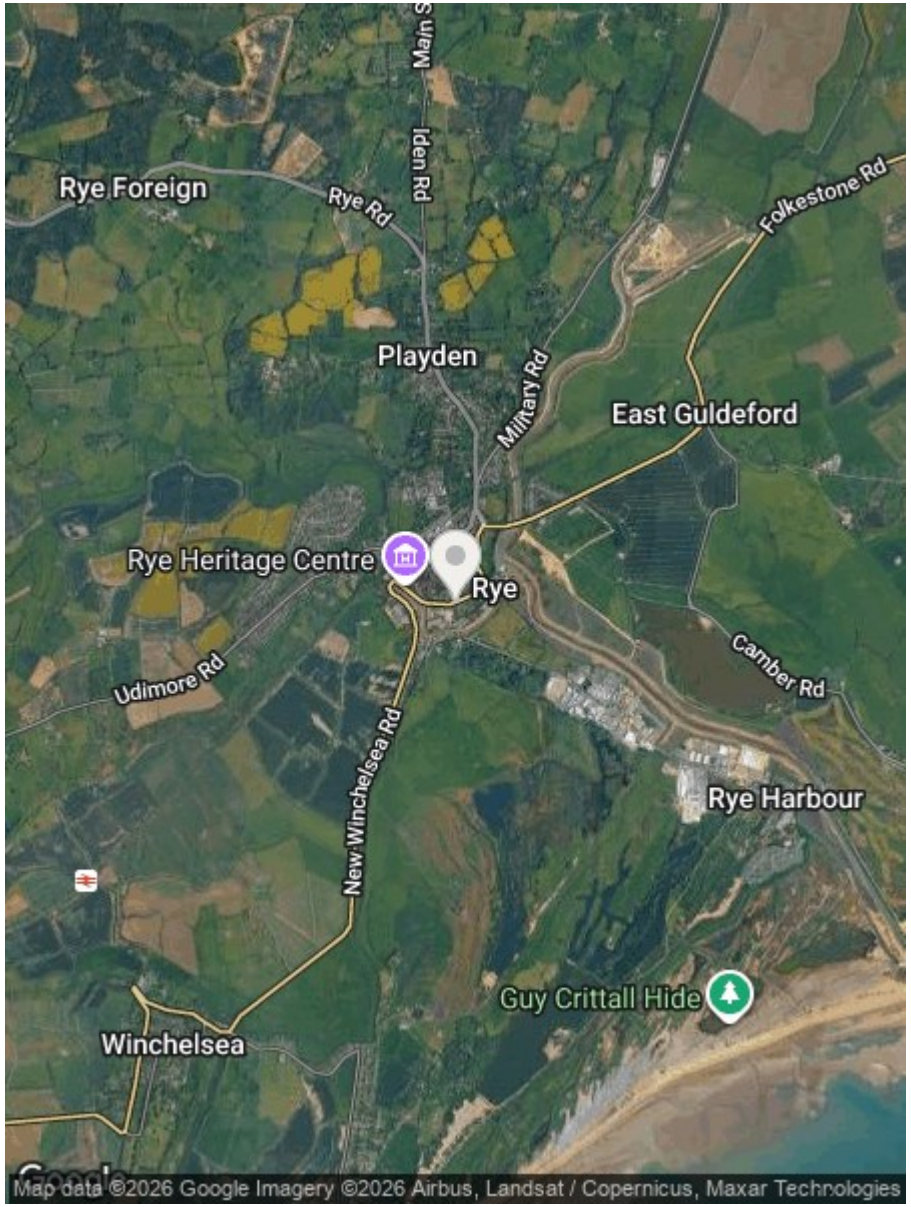
(1) Excluding balconies and terraces

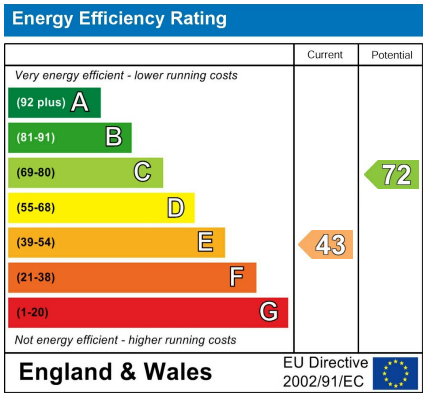
Reduced headroom

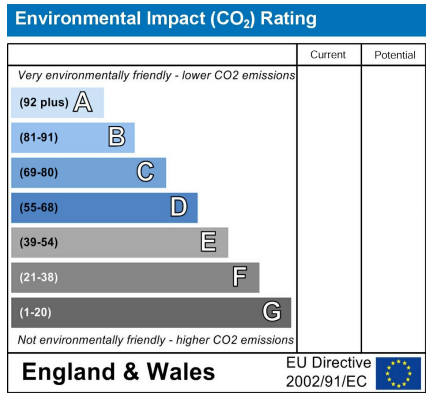
..... Below 1.5 m/5 ft

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

GIRAFFE360







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).

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 Property Ombudsman
Relocation agent network

The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk