RUSH WITT & WILSON

8 Shearers Way, Rye, East Sussex TN31 7UZ
Guide Price £399,950

Rush Witt & Wilson are delighted to offer this wonderfully presented property set across three floors and located in the sought-after White Sands development only minutes away from the STUNNING BEACH & DUNES OF CAMBER.
The house is in excellent condition and the accommodation comprises of the ground floor with an open plan modern fitted kitchen/ding area with patio doors leading to the garden and a study to the front. On the first floor there is a bedroom to the rear with en-suite shower room and living area to the front which could also be used as a bedroom. On the third floor you have a further two-double bedrooms to the front and back and family bathroom to the centre of the floor.
Outside is a rear garden combining a decked seating area with display shingle areas surrounding it. The property also has TWO PRIVATE PARKING SPACES, with one to the front and one to the rear.

Entrance hallway
14'2" x 4'5" (4.325 x 1.348)
Hard flooring, storage cupboard housing boiler and doors leading to office and kitchen dining room.

Study
9'2" x 6'1" (2.811 x 1.870)
Window to front, radiator.

W.C
5'5" x 2'9" (1.655 x 0.863)
Toilet & Basin

Kitchen
10'0" x 6'3" (3.064 x 1.909)
Modern fitted kitchen with built in fridge/freezer, dish washer, washing machine, oven, hob and extractor. The space is open plan to the living/dining space.

Dining/Living area
13'3" x 12'10" (4.064 x 3.927)
Storage cupboard, glazed patio doors leading to the garden, radiator

Main Bedroom 1st Floor
12'11" x 10'0" (3.949 x 3.057)
Two windows to rear, built-in wardrobe, access to en-suite

En-Suite
7'1" x 5'2" (2.171 x 1.576)
Tiled floor, toilet, basin, shower, radiator.

Lounge/Bedroom
12'11" x 12'6" (3.950 x 3.819)
Window, radiator, Juliette Balcony

Rear Bedroom 2nd Floor
12'11" x 11'7" (3.943 x 3.549)
2 x windows to the rear, built-in cupboard with water tank, radiator

Front bedroom 2nd floor
12'11" x 11'1" (3.950 x 3.398)
2 x windows to front, built-in wardrobe, radiator

Bathroom
6'4" x 5'10" (1.950 x 1.800)
Tiled floor, toilet, basin, bath with shower above, radiator

Outside
The property has two parking spaces with one to the front on the left and one to the rear in an allocated parking area.

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

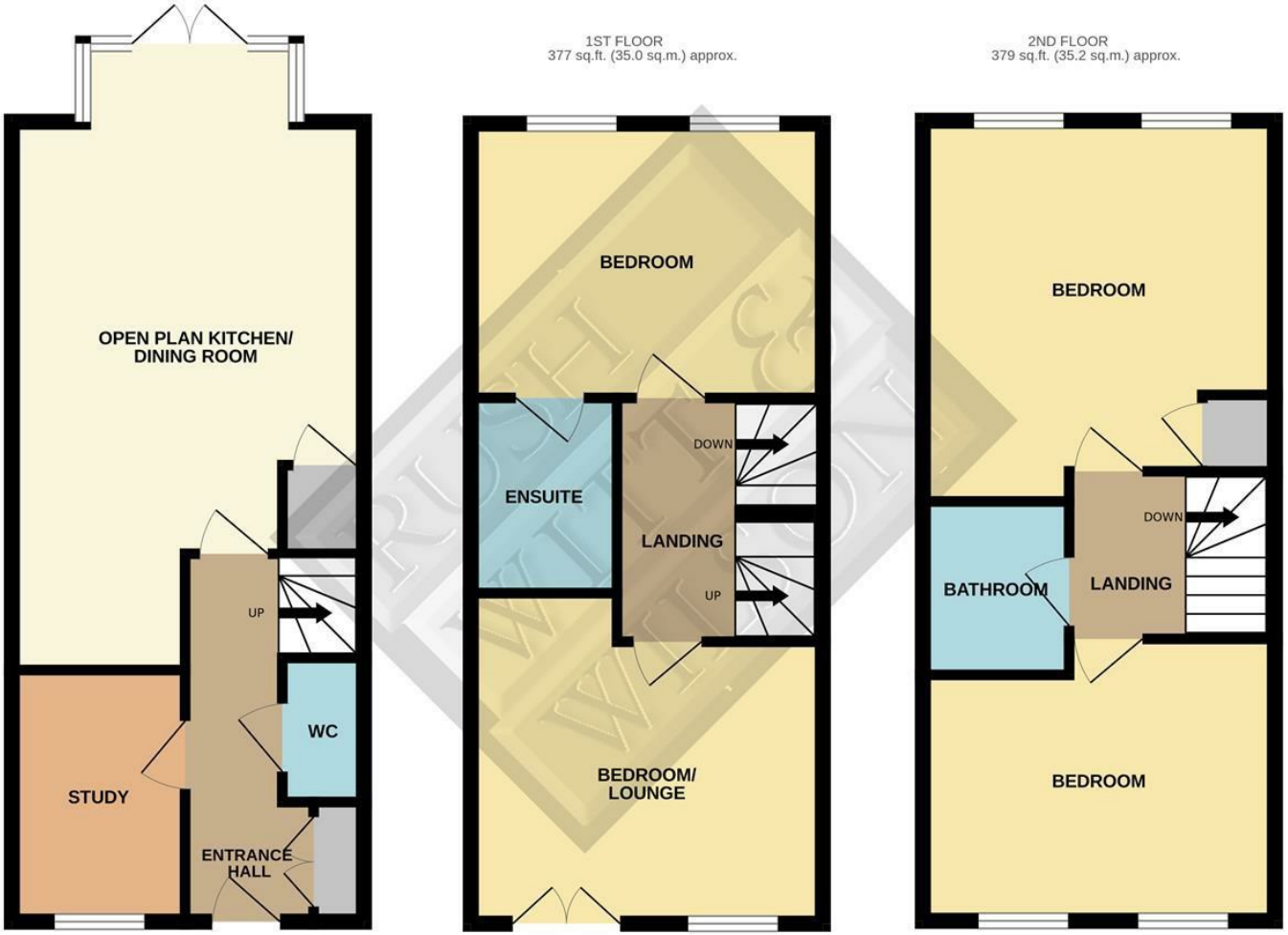
It should also be noted that measurements are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band E

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.

2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guar as to their operability or efficiency can be given.
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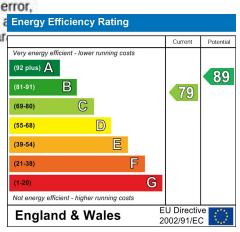

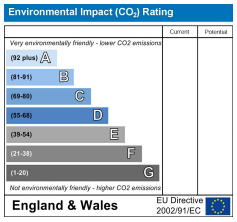

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