2 Knatchbull Cottages Guldeford Lane, Rye, East Sussex TN31 7PD
£525,000 Freehold

Nestled in the charming village of East Guldeford, near the historic town of Rye, this modern attached house offers a perfect blend of comfort and style. This property is ideal for families or those seeking extra space for guests or a home office. The ground floor layout includes a well appointed kitchen with a large island and adjoining dining/living room providing ample space for relaxation and entertaining. There is also a downstairs wc and utility room.

On the floors above, the house boasts five double bedrooms, a family bathroom and two en-suites, ensuring convenience for all residents and visitors. The modern design and thoughtful layout create a welcoming atmosphere throughout the home.

Externally the property features a garden which has far-reaching views over the Romney Marsh & parking for multiple vehicles, a rare find in this picturesque area.

East Guldeford is known for its tranquil surroundings and proximity to the stunning coastline, making it an excellent choice for those who appreciate both rural charm and seaside living. This property presents a wonderful opportunity to enjoy a modern lifestyle in a delightful setting. Don't miss the chance to make this house your home.

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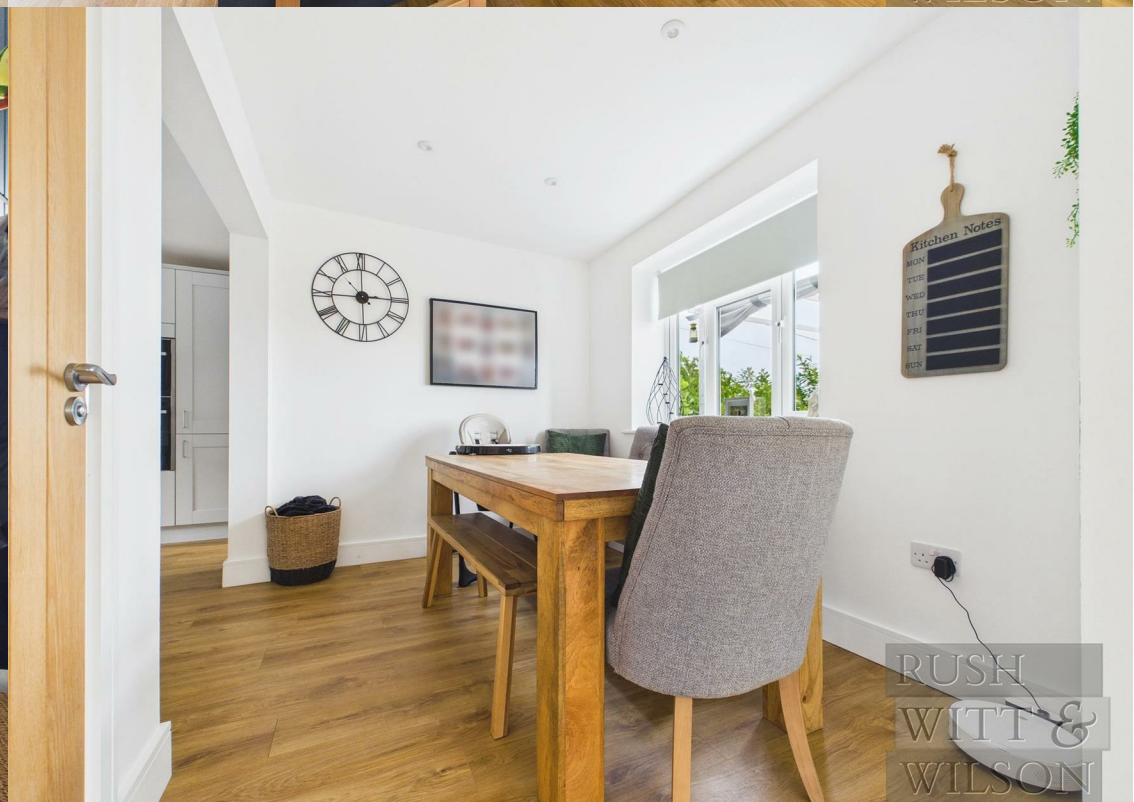
Kitchen Notes
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Floor 0

Floor 1

Floor 2

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Approximate total area(1)

143.3 m²

1542 ft²

Reduced headroom

4 m²

43 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.

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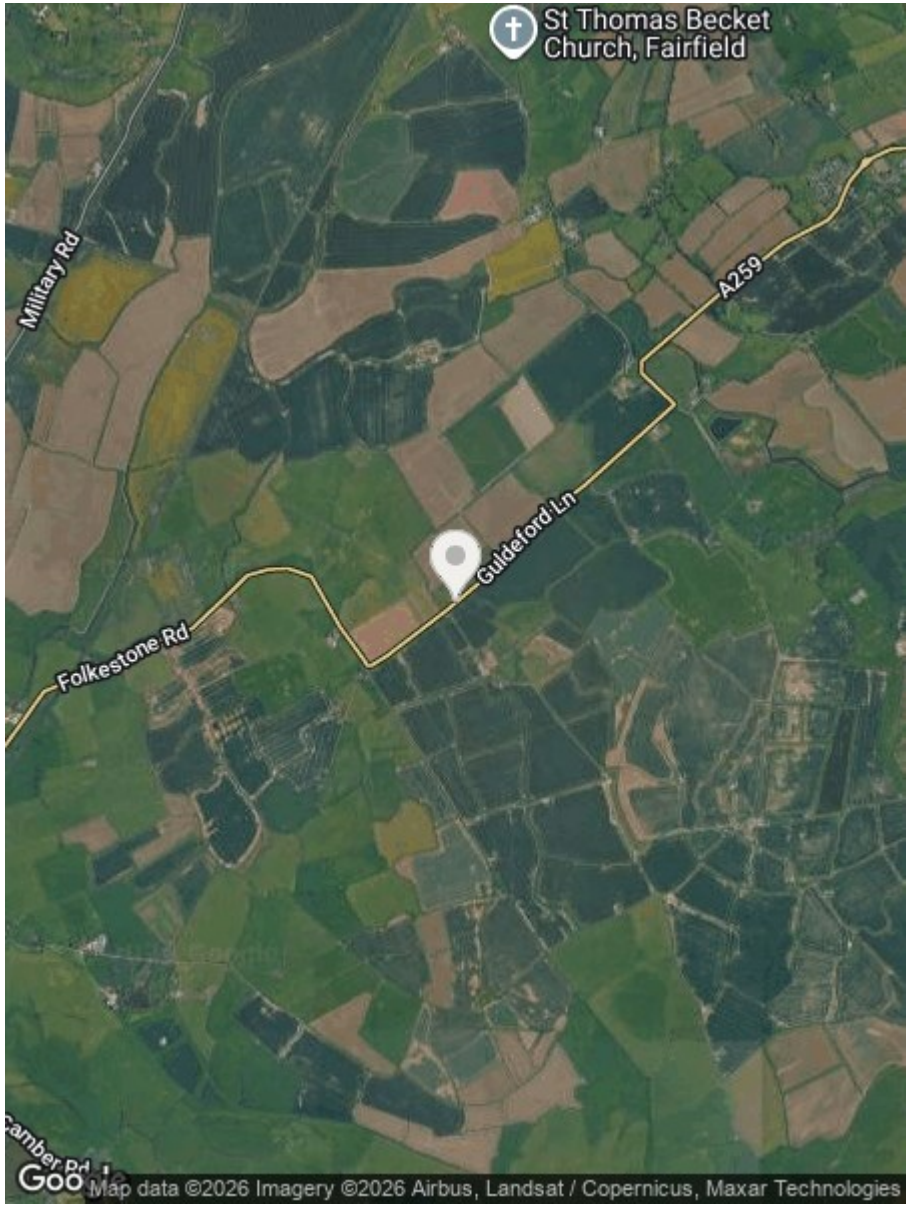

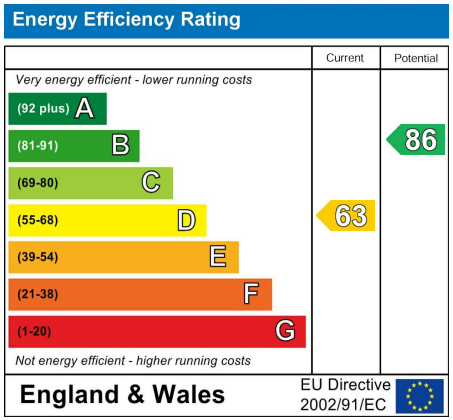

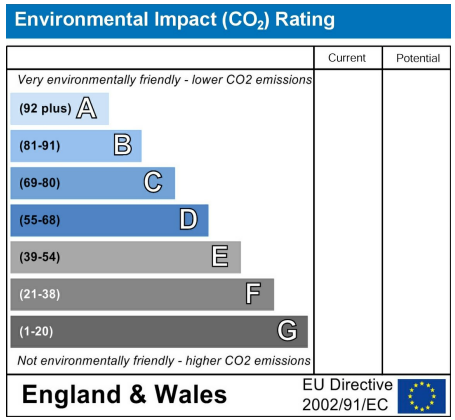

Council Tax Band - F

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.

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