

RUSH
WITT &
WILSON



13 South Undercliff, Rye, East Sussex TN31 7HN
Guide Price £299,950 - Freehold

Rush Witt & Wilson are pleased to offer an exceptionally well presented mid terrace home, conveniently located for the town centre. The accommodation is arranged over two floors comprising open plan living/dining room, adjoining kitchen with range of integrated appliances, generous bathroom and on the first floor there are three good size bedrooms.

The rear garden enjoys a southerly aspect and incorporates a paved terrace and area of lawn.

The property will appeal to a variety of buyers and the vendors agents strongly recommend early internal inspection.

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



Locality

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.

Entrance Vestibule

Multi-panel glazed door through to:

Living/Dining Room

25'5 x 13'1 (7.75m x 3.99m)

A light and airy double reception room with bay window to the front, feature fireplace with exposed brick chimney breast and inset gas stove, alcove cupboard and shelving. The dining area has a window to the rear, further display/storage shelving, stairs rising to the first floor, door through to:

Lobby

Deep understairs storage cupboard, steps to:

Kitchen

12'6 x 8'5 (3.81m x 2.57m)

Extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cabinets, complimenting wooden work

surface, butler sink, space for range cooker, integrated dishwasher, washing machine machine and fridge, space for free standing fridge/freezer, tiled floor, window and door with views and access onto the patio, door through to:

Bathroom

8'1 x 7'7 (2.46m x 2.31m)

Suite comprising deep panel enclosed bath with mixer tap, shower attachment and screen, vanity unit with glass wash basin, low level wc, generous wall tiling, tiled floor, heated towel rail, window to the rear.

First Floor

Split Level Landing

Stairs rise from the dining room, doors off to the following:

Bedroom

13'1 x 11'1 (3.99m x 3.38m)

Window to the front, ornamental fireplace.

Bedroom

11'5 x 7'7 (3.48m x 2.31m)

Window to the rear.

Bedroom

8'6 x 8'2 (2.59m x 2.49m)

Window to the rear.

Rear Garden

Accessed from the kitchen is a paved courtyard this extends to the rear, terrace and paved pathway leading to a timber storage shed and rear pedestrian access, small area of lawn, established shrub beds to either side.

Agents Note

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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

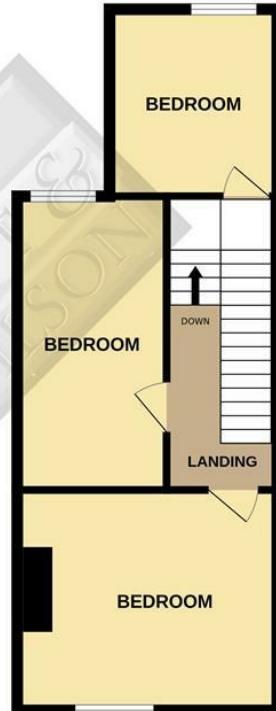
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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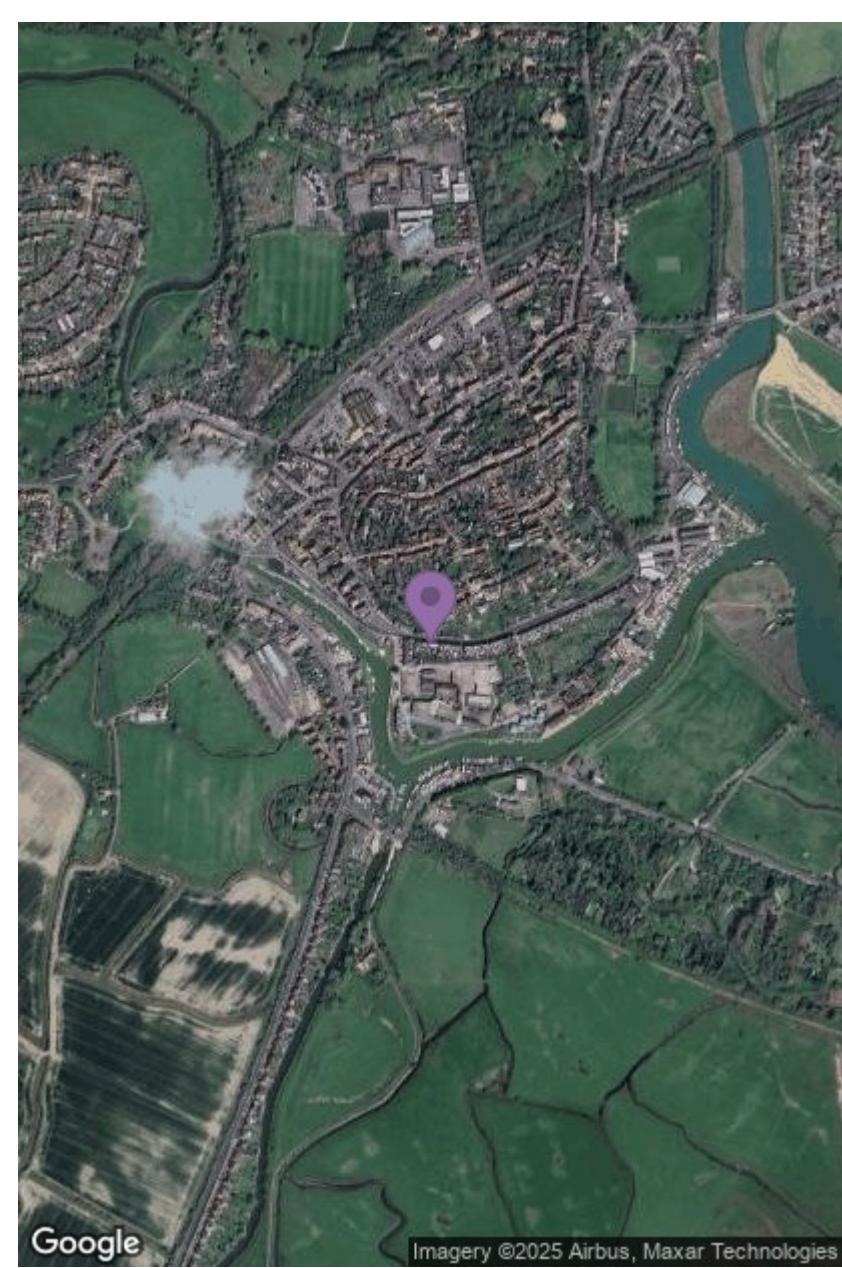
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

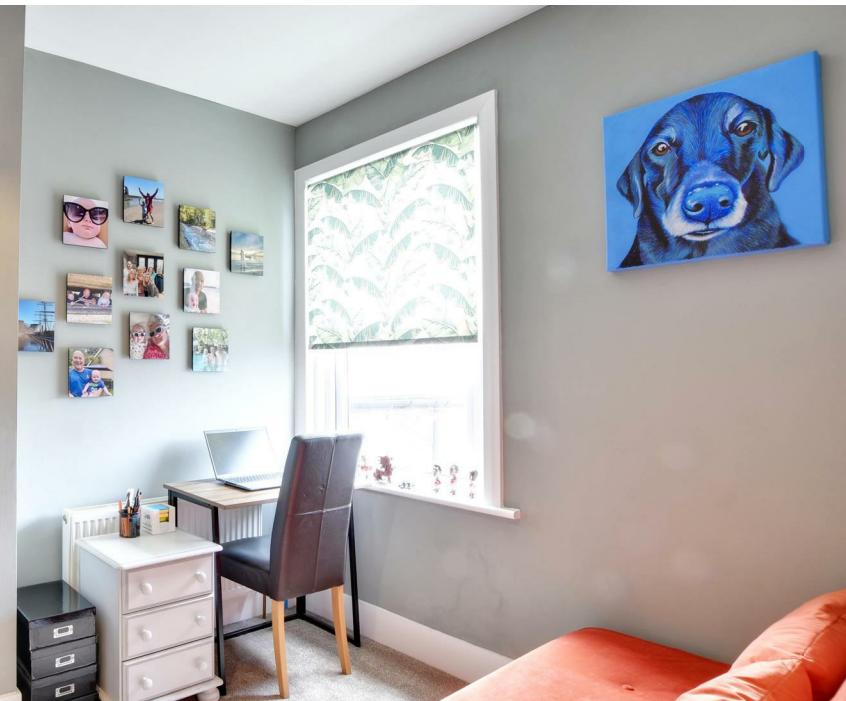
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