



The Mulberry's Main Street, Rye, TN31 6SU £1,350 Per Month

Rush Witt & Wilson are delighted to offer this well-presented three-bedroom house with parking to the rear which is set in the popular village of Peasmarsh close to Rye. The village offers a local independent supermarket, primary school, surrounding country walks, Flackley Ash hotel spa/restaurant and a selection of public houses/eateries close by. The property comprises of a spacious living room to the front leading to the modern kitchen/dining room which extends to the conservatory. Please note that a tenant will need to provide all appliances. Upstairs you will find the main bedroom with en-suite to the front, two further bedrooms to the rear and family bathroom. Outside the property is a rear paved garden accessed from the conservatory with patio area leading to the astro lawn. Here you will find gated access to two allocated parking spaces. EPC rating: C

Terms: £1350 Deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01797) 224000. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

Locality

The Mullberry's is situated in the heart of the village only a short walk from the primary school and one of the public houses/restaurants, further village facilities include a supermarket with post office and coffee shop, village hall, recreational field and play area.

Rye with its bustling Town Centre is only a short drive away and provides a wide range of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries, the Town also boasts the famous cobbled Citadel, working quayside, weekly farmers / general markets and a railway station which allows access to Brighton in the west and to Ashford where there are connecting high speed services to London.

Families will enjoy the relatively close proximity to the coast, the Rye bay being made up of famous Camber Sands and to miles of open shingle beach which extend from the cliffs at Fairlight to a nature reserve at Rye Harbour.

Living Room

16'7 x 10'5 (5.05m x 3.18m)

Window to front, fireplace, door leading through to:

Kitchen

13'6 x 11'7 (4.11m x 3.53m)

Window into conservatory, modern base and eye level units, sink, wall mounted boiler, space and plumbing for freestanding washing machine and freestanding slimline dishwasher, freestanding oven with built in extractor over, freestanding fridge/freezer, large understairs storage cupboard, double internal doors leading through to:

Conservatory/Garden Room

12'5 x 10'2 (3.78m x 3.10m)

Double doors lead onto garden.

First Floor

Bedroom One

11'9 x 10'5 (3.58m x 3.18m)

Two windows to front, space for double wardrobes, door leading through to:

En-Suite

5'1 x 5'1 (1.55m x 1.55m)

Window to front, sink, toilet, walk in shower, heated towel rail.

Bedroom Two

10'7 x 7'9 (3.23m x 2.36m)

Window to rear.

Bedroom Three

10'4 x 5'6 (3.15m x 1.68m)

Window to rear, built in wardrobes.

Bathroom

7'1 x 5'8 (2.16m x 1.73m)

Bath, toilet, basin, extractor fan, heated towel rail.

Outside

Front Garden

Gate leading from the path into the front garden, this

has paving leading to the front door and surrounded by pebbles and hedging.

Rear Garden

Patio, steps leading up to astro turf, timber storage shed that will remain at the property, rear gate leading to two allocated parking spaces for the property.

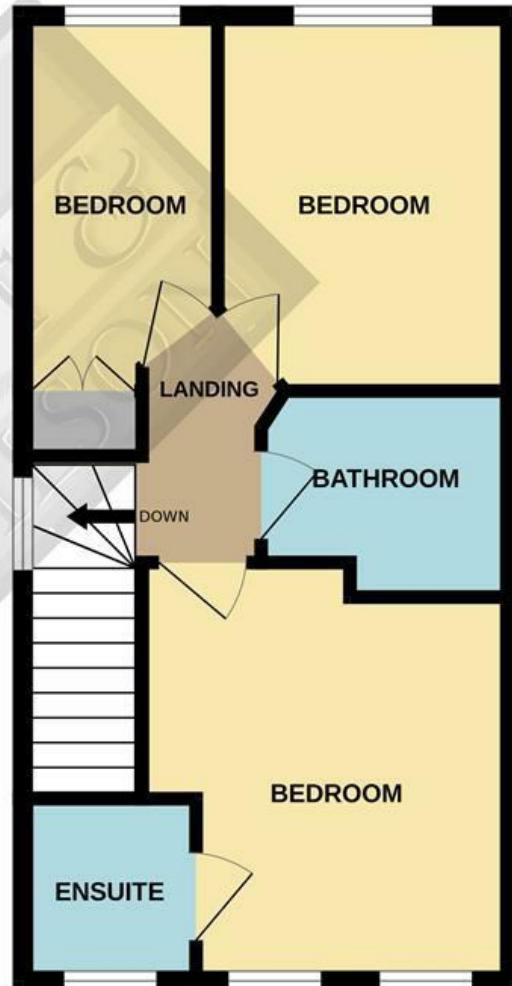
Agents Note

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area at very low risk of flooding from surface water but very low risk of flooding otherwise.

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	87
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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