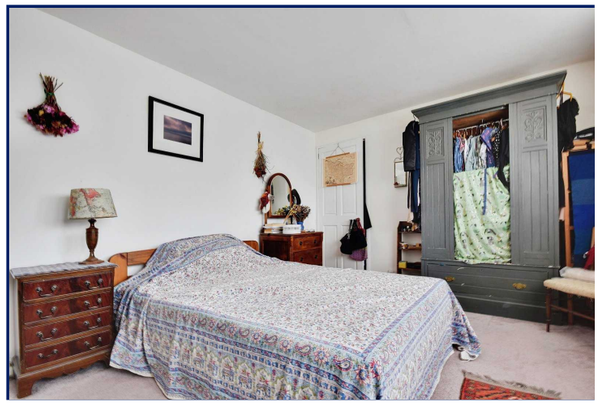


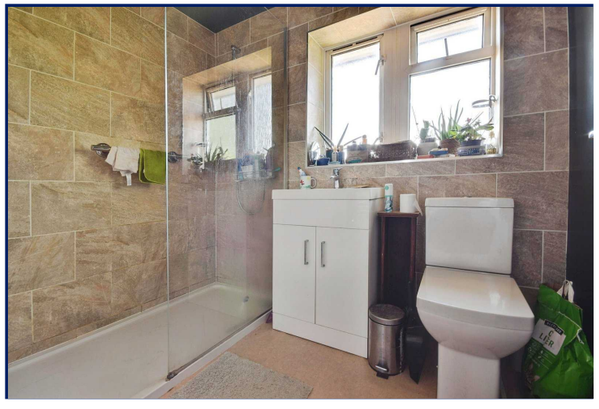














The Close, Rye, East Sussex,
TN31

**Asking Price: £210,000**
**Leasehold**

Reeds Rains

reedsrains.co.uk

# The Close, Rye, East Sussex, TN31
**Asking Price: £210,000 Leasehold**

Council Tax Band: A
EPC Rating: C

This well-presented two bedroom first floor apartment sits in the popular Tilling Green area, in cul-de-sac enjoying wonderful views just a short walk from the historic, cobbled streets of the ancient Cinque Port town of Rye. Enjoy your own private balcony from this well proportioned apartment that benefits from gas central heating and double glazing a private garden and off street parking., Close to local amenities, schools and Rye mainline station.

**Description**
A Bright First-Floor Retreat in Tilling Green, Rye
This well-presented two bedroom first floor apartment offers a fantastic opportunity in the ever-popular Tilling Green, moments from local amenities and just a short distance from the historic, cobbled streets of the ancient Cinque Port town of Rye.

The property is both well appointed and presented with its own entrance into a hallway with stairs then rising into its central hallway and connecting doors into the reception room to the front and a kitchen to the rear with amazing views over open farmland and fields which is a real feature of this property. Two double bedrooms each have inset cupboards and the bedroom at the rear enjoys wonderful views with the apartment served by a modern shower room w.c.

From the kitchen you can step out onto your own private balcony to enjoy peaceful countryside views and amazing sunsets, a lovely spot for morning coffee or unwinding after a long day. Externally a driveway offers ample off road parking and the garden to rear is a nice size and backs onto open farmland whilst being offered with brick outhouse and storage shed.

In addition the apartment benefits from gas central heating and double glazing throughout, keeping things comfortable and efficient all year round.

With its versatile appeal, this property would suit first time buyers taking their first step onto the property ladder, someone looking to downsize to a more manageable property or investors seeking a strong buy-to-let opportunity in a consistently sought-after cul de sac location.

**Location**
Tucked away on a quiet residential close within the popular Tilling Green estate, this address enjoys amazing views onto the open countryside it borders and is a peaceful, well-established setting just a short walk from the historic heart of Rye. The ancient Cinque Port town is renowned for its cobbled streets, independent shops, and stunning views across the Romney Marsh all within easy reach on foot.

Everyday life here is made easy, with local amenities, schools and Rye's mainline railway station (offering direct links to Ashford and onward to London) all close by. Families are well served by Rye Community Primary School and Rye College, both rated Good by Ofsted and within a short distance of the property.

For those who love the coast, Camber Sands and Rye Harbour Nature Reserve are just a few miles away, while the surrounding countryside offers scenic walks along the Royal Military Canal and out towards Winchelsea.

A well-connected, community-focused setting that combines small-town charm with genuine convenience.

**Ground Floor Entrance**
6' x 4'6" (1.83m x 1.37m)

**First Floor Hallway**

**Lounge/Diner**
13'6" x 12'5" (4.11m x 3.78m)

**Kitchen/Breakfast Room**
12'7" x 10'2" (3.84m x 3.1m)

**Bedroom One**
14'5" x 10'3" (4.4m x 3.12m)

**Bedroom Two**
10'2" x 9'10" (3.1m x 3m)

**Shower Room W.C**
7'5" x 5'6" (2.26m x 1.68m)

**Driveway**
Ample parking for one car




For full EPC please contact the branch.

**Rear Garden**
Private and enclosed

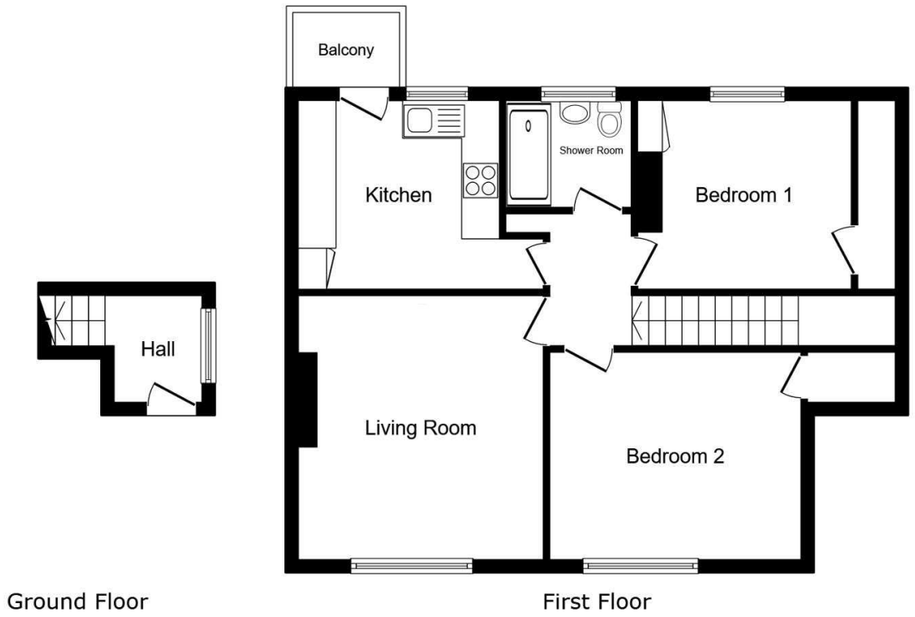
**Leasehold**
Leasehold 125 years from 1999 with 97 years remaining
Maintenance Charge £960 per annum (approx £80.00 per month)
Ground Rent £10.00 per annum

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk