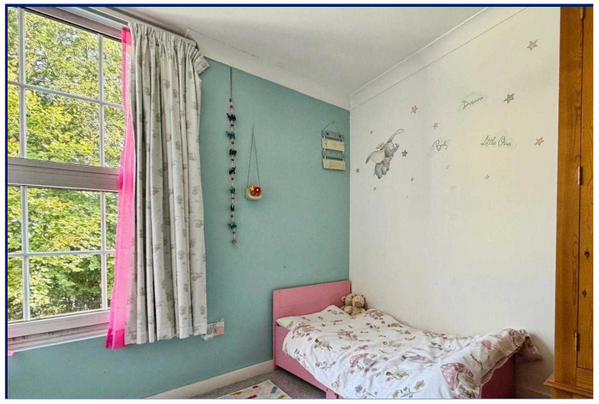
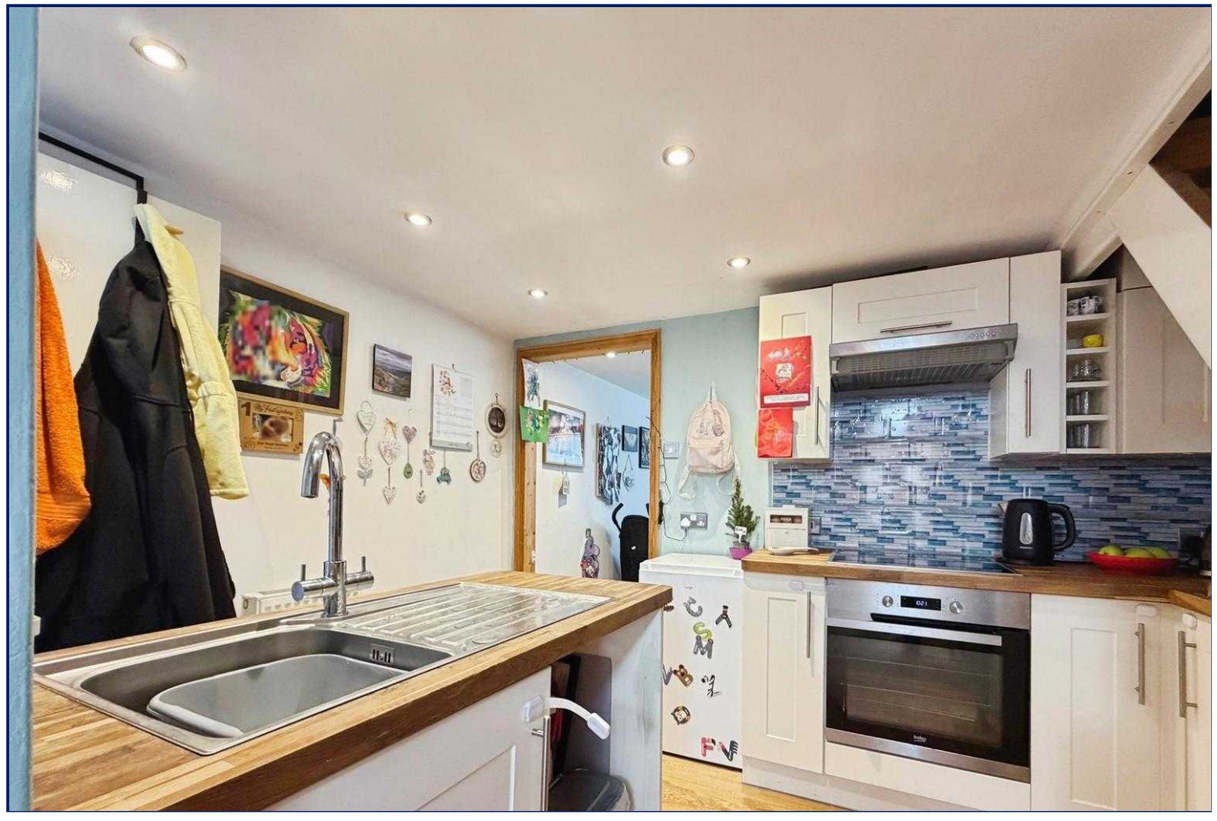
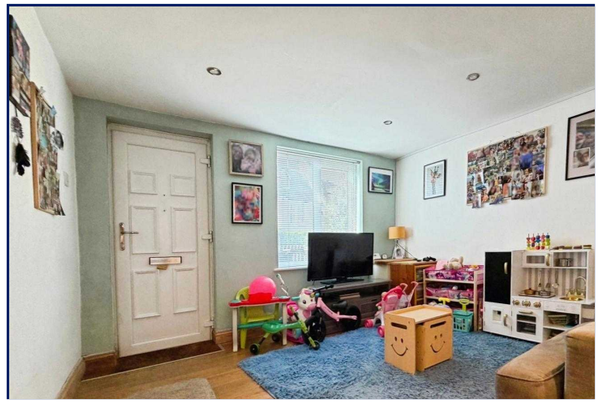


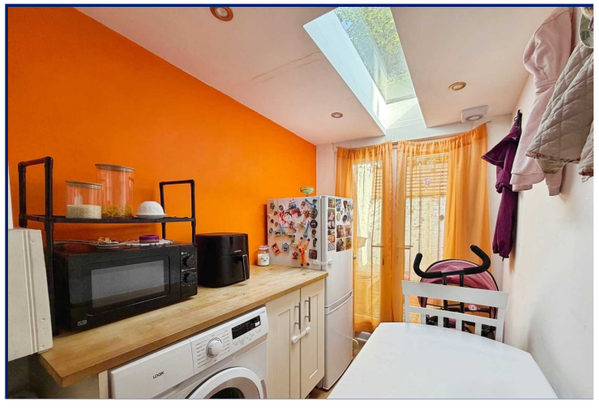


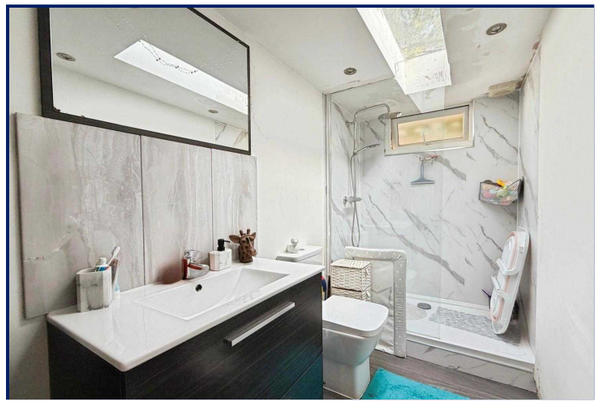












Ferry Road, Rye, East Sussex,
TN31

Asking Price: £250,000
Freehold

Reeds Rains

reedsrains.co.uk

Ferry Road, Rye, East Sussex, TN31

Asking Price: £250,000 Freehold

Council Tax Band: C
EPC Rating: D

DESCRIPTION

Ideally situated within easy reach of the historic town centre of Rye, this two-bedroom terraced property offers a wonderful opportunity for first-time buyers, downsizers or those looking for a conveniently located investment. The property provides accommodation arranged over two floors, with a comfortable and practical layout. Further benefits include gas central heating and a private courtyard garden.
Rye is renowned for its beautiful historic character, independent shops, cafés, restaurants and excellent range of local amenities. With the town centre within easy reach, this property offers both convenience and the opportunity to enjoy everything this sought-after location has to offer.

LOCATION

The property is conveniently situated close to the historic town centre of Rye, a picturesque and highly sought-after East Sussex town renowned for its charming cobbled streets, historic buildings and independent shops. Rye offers a fantastic selection of cafés, restaurants, pubs and everyday amenities, with the town centre providing everything needed for day-to-day living. The surrounding area is also well known for its beautiful countryside, coastline and beaches, making it an attractive location for both permanent residents and those seeking a weekend retreat. Rye railway station provides regular services to surrounding towns and cities, including connections towards Hastings, Ashford and London, while the nearby A259 provides road links to the wider region.
With its combination of historic charm, excellent amenities and access to the beautiful East Sussex countryside and coast, Rye is a particularly appealing place to call home.

Ground Floor

Living Room

12'1" x 11'2" (3.68m x 3.4m)
Wood laminate flooring. UPVC double glazed window with blind to front aspect. UPVC front door. Doorway to kitchen. Double radiator.

Kitchen

11'2" x 8' (3.4m x 2.44m)
Wood laminate flooring. Part tiled walls. The kitchen comprises a range of wall and base units with a solid wooden worksurface over and stainless steel sink and drainer unit inset. Integrated electric oven,hob and extractor hood. Space for slimline dishwasher. Double radiator. Door to shower room and living room. Opening to utility area.

Utility Area

8'2" x 5'6" (2.5m x 1.68m)
Wood laminate flooring. Glazed sky light. UPVC double glazed doors to rear courtyard. Base unit with solid wooden worksurface over. Space for washing machine. Gas boiler.

Shower Room

9'5" x 4'7" (2.87m x 1.4m)
Wood effect vinyl flooring. Part tiles walls and part aqua board. Glazed sky light. UPVC double glazed opaque window to rear aspect. The white bathroom suite comprises a unit housed wash hand basin with mixer tap, low level flush wc and a walk in shower cubicle with wall mounted shower over and a glass shower screen. Heated towel rail.

First Floor

First Floor Landing

Bedroom One

11'7" x 11'4" (3.53m x 3.45m)
Carpeted flooring. UPVC double glazed window to front aspect with blind. Double radiator.

Bedroom Two

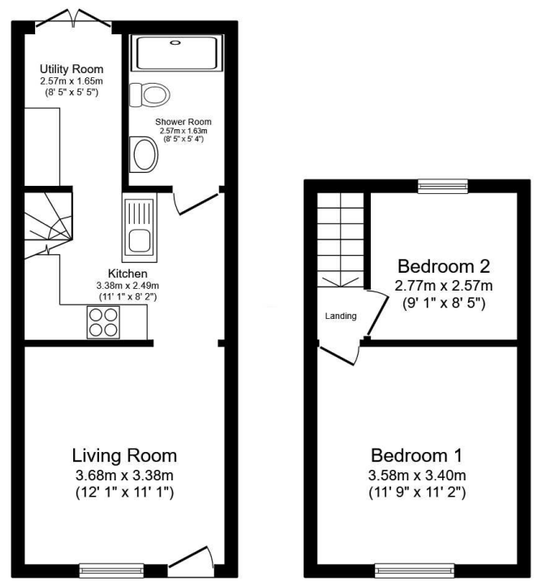
9'1" x 8'6" (2.77m x 2.6m)
Carpeted flooring. UPVC double glazed window to rear aspect. Double radiator.

Courtyard

Wall enclosed courtyard garden with rear gate.



For full EPC please contact the branch.



Total floor area: 51.4 sq.m. (554 sq.ft.)

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

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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.

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