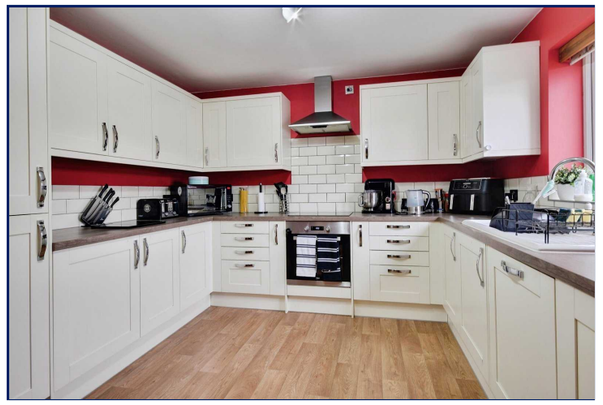
















Hilltop Drive, Rye, East Sussex,
TN31

Asking Price: £325,000
Freehold

Reeds Rains

reedsrains.co.uk

Hilltop Drive, Rye, East Sussex, TN31

Asking Price: £325,000 Freehold

Council Tax Band: C
EPC Rating: D

Description
Reeds Rains are delighted to offer to the market this well-presented end-of-terrace house, pleasantly situated on the outskirts of the historic Cinque Port town of Rye. Enjoying a position away from main roads, the property offers a comfortable and practical home with well-arranged accommodation, making it an appealing opportunity for buyers looking for a modern and well positioned home. The accommodation is arranged over two floors and comprises an entrance area leading into a welcoming lounge, providing a comfortable space. The ground floor features a deep entrance hall, a modern kitchen and well appointed lounge/diner to the rear. The first floor provides three bedrooms, offering flexibility for a growing family, visiting guests or those requiring a home-working space, together with a modern bathroom w.c. The property has benefited from a number of improvements in recent years, including the installation of high-efficiency electric heaters, a modern kitchen and bathroom, along with landscaping to the external areas. These updates provide a refreshed feel and offer prospective purchasers an excellent opportunity to acquire a home that has already benefited from a range of improvements. Externally, the property enjoys the advantage of two allocated parking spaces, providing valuable off-road parking. To the rear, a fence-enclosed garden creates a private outdoor space. Situated within easy reach of Rye, this property represents an attractive proposition for both owner-occupiers and investors alike.

Entrance Hall
Carpeted flooring. Modern electric heater. Carpeted stairs to first floor landing. Under stairs storage cupboard. Wooden glazed door to Kitchen and to the far end door opening into Lounge/Diner

Kitchen
11'3" x 10'10" (3.43m x 3.3m)
The Kitchen comprises a modern range of matching wall and base units with a square edge work surface over and a ceramic sink and drainer inset. UPVC Double glazed window to front aspect. Part tiled walls. Fitted Fridge/Freezer, Dish Washer, Washer Dryer, Oven, Hob and Extractor and laminate flooring.

Lounge/Diner
18' x 12' (5.49m x 3.66m)
UPVC Double Glazed window to rear aspect. UPVC Double glazed door to rear offering views and access onto the rear garden. Coving to ceiling. Carpeted flooring. Modern electric heater.

Landing
Over stairs storage cupboard housing hot water tank. Oak doors to all first floor rooms. Loft hatch and spot lighting to ceiling and carpeted flooring.

Bedroom One
12'11" x 10'2" (3.94m x 3.1m)
UPVC Double glazed window to rear aspect. Carpeted flooring. Modern electric heater.

Bedroom Two
11'3" x 10' (3.43m x 3.05m)
UPVC Double glazed window to front aspect. Carpeted flooring. Modern electric heater.

Bedroom Three
8'9" x 7'5" (2.67m x 2.26m)
UPVC Double glazed window to rear aspect. Carpeted flooring. Modern electric heater.

Bathroom W.C
7'1" x 5'6" (2.16m x 1.68m)
UPVC Opaque Double glazed window to front aspect. Part tiled walls. The white suite comprises a low level flush water closet, pedestal wash hand basin and panel enclosed bath with a glass screen and a wall mounted shower attachment fitted over. Spot lighting to ceiling. Heated towel rail. Tile effect laminate flooring.



For full EPC please contact the branch.

Front Garden
A laid to lawn area of garden with picket fence and path leading to the front door.

Rear Garden
Landscaped with fence enclosed elevated lawned garden with areas of stone paving. Large timber shed with power and light. side access gate leading to front garden and further access gate leading to parking area.

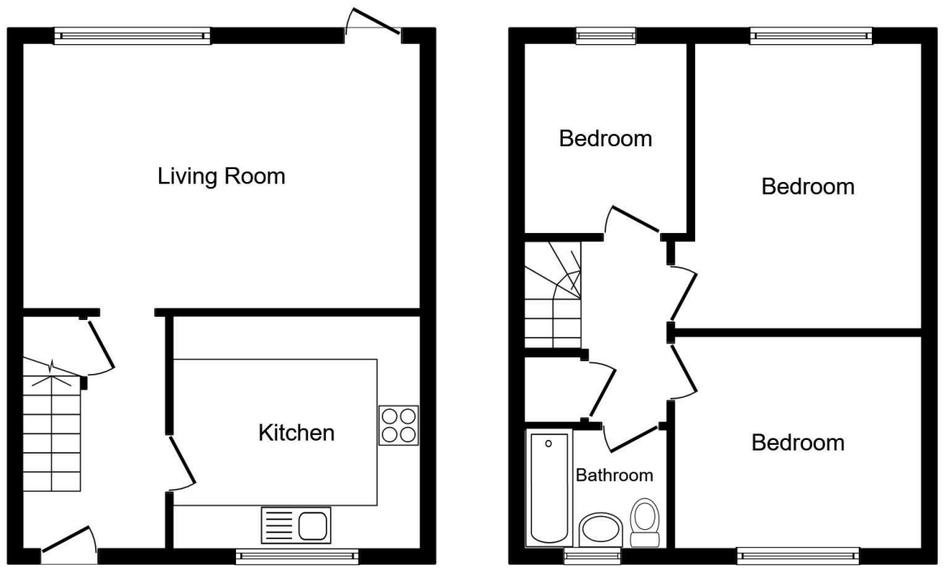
Allocated Parking
2 Parking Spaces

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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.



Total floor area 77.2 sq. m. (831 sq. ft.) approx
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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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