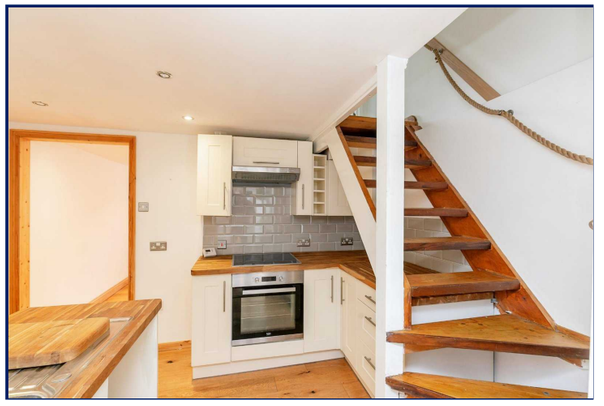


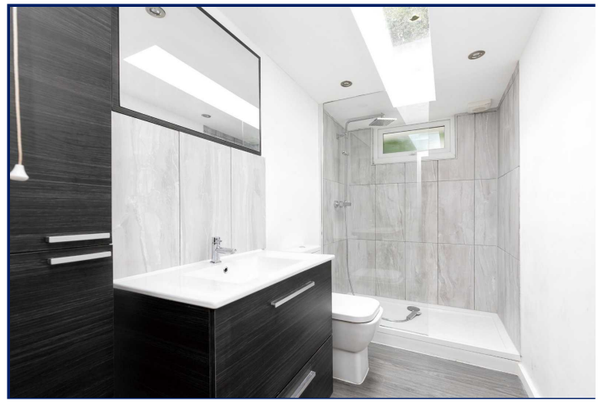


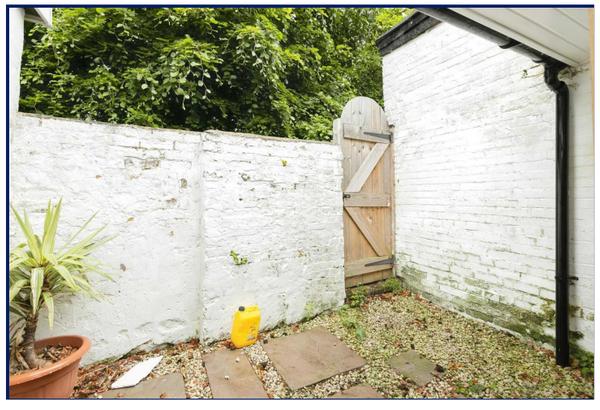












Ferry Road, Rye, East Sussex,
TN31

£1,100 per month
Unfurnished
Security Deposit £1269
Holding Deposit £253

Reeds Rains

reedsrains.co.uk

Ferry Road, Rye, East Sussex, TN31

£1,100 per month Unfurnished

Council Tax Band: C
EPC Rating: D

Two bedroom end of terrace cottage situated close to the town centre and station. Comprising a living room, kitchen, utility, shower room and two bedrooms. Courtyard garden. No parking. Gas central heating. Available end of November.

Description
Two bedroom end of terrace cottage situated within a short distance to Rye town centre and the station. This property comprises a living room, modern kitchen, utility room and shower room to the ground floor. Two bedrooms complete the first floor. Also benefitting from a rear courtyard garden. No parking. Gas central heating. Mains water and drainage. Broadband standard 18 mbps, superfast 80 mbps, ultrafast 1800 mbps Available end of November. EPC Grade D. Council Tax Band C. Please call Reeds Rains for more information to arrange a viewing.

Location
Situated on the B2089 Ferry Road, just over the train crossing and within a short distance to the station and town centre.

Agents Note
Please note the photos being used for advertising were taken at the start of the current tenancy.

Ground Floor

Living Room
12'1" x 11'2" (3.68m x 3.4m)
Wood laminate flooring. UPVC double glazed window to front aspect. UPVC front door to street. 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 unit with solid wooden work surface over and stainless steel sink and drainer unit inset. Integrated electric oven, hob and extractor hood. Space for washing machine. Double radiator. Door to shower room. Doorway to utility room and living room.

Utility Room
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 work surface over and space for one appliance. Gas boiler.

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

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. 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.

Outside

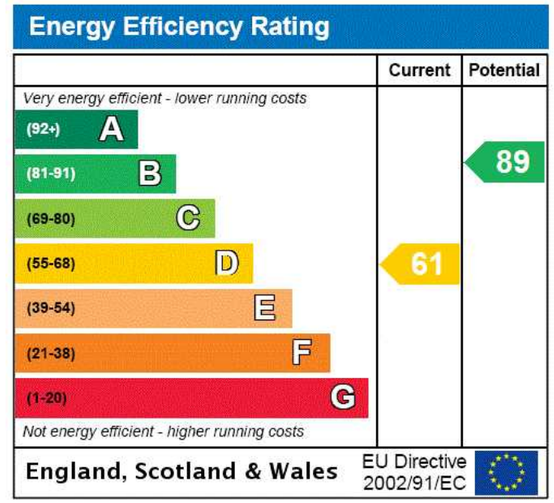
Rear Courtyard
Wall enclosed courtyard garden with rear gate.

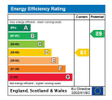
Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Move South Limited (company number 14729689), registered in England at 8/12 Military Road, Chatham, Kent ME4 4JA. VAT registration no: 437119106

All Measurements
All Measurements are Approximate.

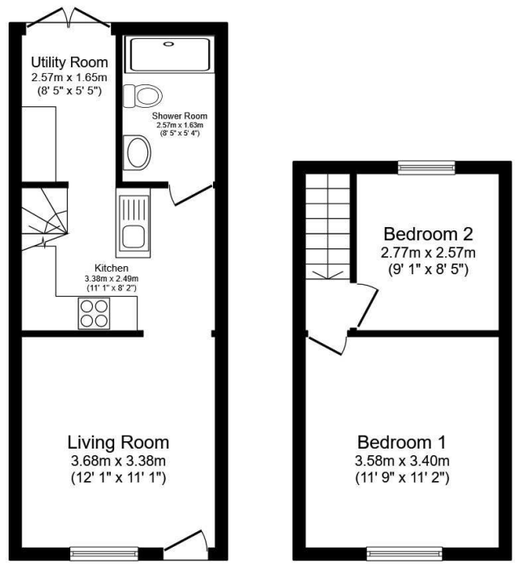
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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





For full EPC please contact the branch.



Total floor area 52.2 sq.m. (562 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