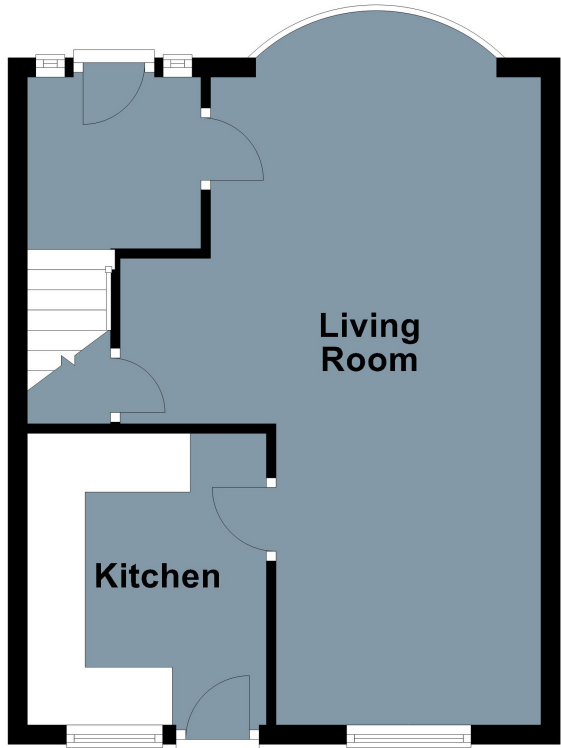


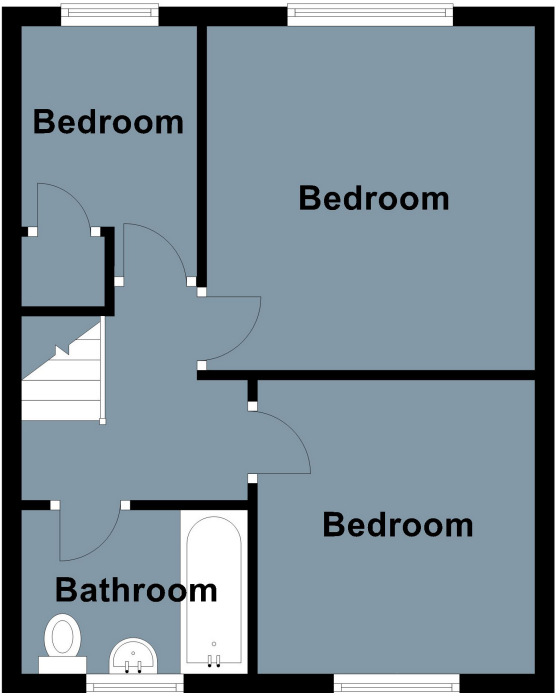
Ground Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 71.7 sq. metres (772.0 sq. feet)
For illustration purposes only - not to scale



67 North Salts, Rye, East Sussex TN31 7NU

£335,000 freehold

A mid terrace three bedroom family home that is tucked away at the end of a cul-de-sac yet conveniently located just a short distance from the centre of Rye.

Mid Terrace Home
Enclosed Garden

Cul de Sac Location
Close to centre of Rye

3 Bedrooms

Gas Central Heating

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Description

A three bedroom mid terrace Georgian style property that is located at the end of a cul-de-sac within just a short distance of the popular town of Rye. Inside the spacious accommodation is arranged around an entrance hall that leads into a large Living/Dining room that has a dual aspect and in turn opens into the kitchen. The three bedrooms are located on the first floor with a separate family bathroom. There is gas central heating and double glazing throughout and a new combi boiler was installed this year. The garden is enclosed being mainly paved and Astro turfed with a timber shed and use of a pathway that leads across the back of the property.

Directions

From the centre of Rye proceed north on the A268 turning right into Military Road and right again into North Salts, follow the road round and the property will be seen in front of you.

What3Words: ///seasick.survivor.decanter

THE ACCOMMODATION COMPRISES

A panelled door to

ENTRANCE HALL

8' 6" x 6' 4" (2.59m x 1.93m) with stairs rising to first floor landing.

LIVING ROOM/DINING ROOM

11' 7" x 11' 2" (3.53m x 3.40m) with bow window to front and central fireplace with inset real flame gas fire (currently disconnected) and cupboards to side. Opening to DINING AREA 10' 4" x 9' 0" (3.15m x 2.74m) leading to

KITCHEN

9' 10" x 8' 1" (3.00m x 2.46m) with window and glazed door to rear and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with space for dishwasher, spaces for additional appliances with a fitted low level oven. An area of granite effect working surface incorporates a stainless steel sink with mixer tap and drainer and a 4 burner gas hob with extractor above.

FIRST FLOOR LANDING

with loft access via a pull down ladder.

BATHROOM

7' 9" x 5' 6" (2.36m x 1.68m) with obscured window to rear, part tiled and fitted with a panelled bath with shower, pedestal wash hand basin, close coupled wc.

BEDROOM



10' 0" x 9' 4" (3.05m x 2.84m) with window to rear, double cupboard with storage, fitted dressing table and drawer units.

BEDROOM

11' 8" x 11' 2" (3.56m x 3.40m) with window to front, double wardrobe with overhead storage.

BEDROOM

8' 1" x 6' 0" (2.46m x 1.83m) max with window to front, high level airing cupboard with slatted shelves.

OUTSIDE

To the rear of the property is a fence enclosed area of garden which is paved and laid to astro turf with access to a pathway that leads around to the front. There is a TIMBER SHED and to the front is an area of lawn with a pathway to the front door.

COUNCIL TAX

Rother District Council
Band D £2,641.78

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.