



# MOLONEY COUNTRY PROPERTY



WYLIE, 3 HILLTOP DRIVE, RYE





## WYLIE, 3 HILLTOP DRIVE, RYE, EAST SUSSEX TN31 7HT

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A DECEPTIVELY SPACIOUS DETACHED 4 BED HOUSE, ALONG WITH A SELF CONTAINED 1 BED ANNEXE, IN A SOUGHT AFTER LOCATION A SHORT DISTANCE FROM THE TOWN. ACCOMMODATION COMPRISES KITCHEN WITH SEPARATE UTILITY ROOM, SITTING/DINING ROOM, 4 BEDS & BATHROOM AND ANNEXE ACCOMMODATION OF SITTING/DINING ROOM, KITCHEN, BEDROOM AND BATHROOM. ORP, ENCLOSED GARDENS SIDE AND REAR. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, INNER HALL, CLOAKROOM, SITTING/DINING ROOM, KITCHEN, UTILITY ROOM, 1ST FLOOR LANDING, 3 BEDROOMS, BEDROOM FOUR/STUDY, BATH AND SHOWER ROOM, ORP FOR 2 CARS, GARDENS SIDE AND REAR, BRICK BUILT STORE. SELF CONTAINED ANNEXE COMPRISING SITTING/DINING ROOM, KITCHEN, BEDROOM, BATHROOM. GFCH.



UPVC double glazed door to:

**ENTRANCE HALL:** UPVC double glazed window to the rear. Tiled floor, loft hatch, cloaks hooks. Door to annexe, door to:

**INNER HALL:** Turned staircase with understairs storage cupboard. Tiled floor.

**CLOAKROOM:** Fitted with white suite comprising WC & wall mounted wash hand basin, tiled splash-back, matching tiled floor.

**KITCHEN:** UPVC double glazed window to the rear. Fitted with range of cream base and wall units with roll edged wood effect worktops over, inset with single bowl, single drainer stainless steel sink unit. Tiled splash-backs. Space for range style cooker with extractor over and upright fridge freezer. Vinyl floor, fluorescent tube lighting. Opens to:

**UTILITY ROOM:** Glazed UPVC door leading out to the side pathway. Worcester gas fired boiler servicing hot water & central heating. Plumbing for washing machine. Matching vinyl floor.

**SITTING/DINING ROOM:** Double aspect room with UPVC double glazed bay style window to the front, doors leading out to the garden. TV point. Wall light points.

Turned staircase with wooden handrail & painted balustrading to:

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**GUIDE PRICE £ 450,000**



**LANDING:** UPVC double glazed window to side. Two double doored storage cupboards one housing hot water tank with slatted shelves. Loft hatch. Painted panelled doors to all rooms.

**BEDROOM ONE:** UPVC double glazed window to the rear. TV point.

**BEDROOM TWO:** Double aspect room with windows to side and rear.

**BEDROOM THREE:** UPVC double glazed window to the front.

**BATH/SHOWER ROOM:** Obscure UPVC double glazed window to the front. Fitted with white suite comprising WC, pedestal wash hand basin, panelled bath with Triton shower over, curtain to side. Part tiled walls. Wood effect vinyl floor.

**BEDROOM FOUR/STUDY/PLAYROOM:** Double aspect room with UPVC double glazed windows to the side and front.

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**ANNEXE ACCOMMODATION:** Door from the entrance hall to:

**KITCHEN:** UPVC double glazed window to the front. Fitted with range of light wood effect base and wall units with roll edge laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Space for cooker with extractor over, space for under counter fridge. Tiled splash-backs, tiled floor. Opening to:

**SITTING/DINING ROOM:** UPVC double glazed window to the front, double glazed French doors to the side. Door to:

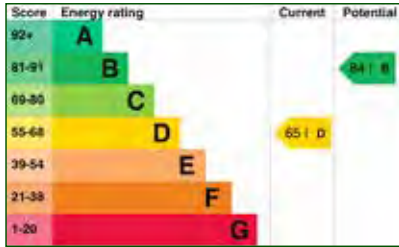
**BEDROOM:** UPVC double glazed window to side. Wood effect floor, coved ceiling. Cupboard housing Alpha gas fired boiler. Door to:

**BATHROOM:** Obscure UPVC double glazed window to side. Fitted with white suite comprising WC, pedestal wash hand basin & panelled bath with telephone shower over, curtain to side. Tiled walls, mosaic tiled floor. Chrome ladder style heated towel rail. Shaver point.



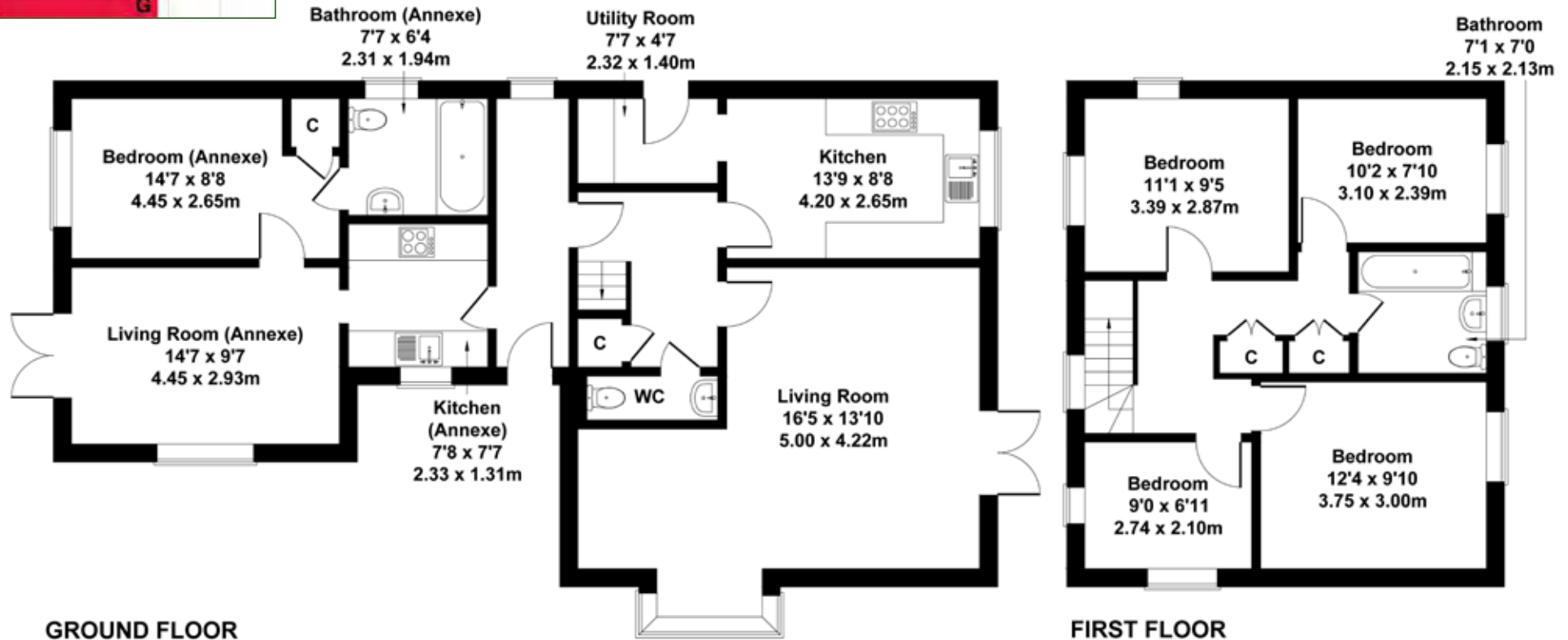






## 3 Hilltop Drive

Approximate Gross Internal Area  
1604 sq ft - 149 sq m



Not to Scale.  
For Illustrative Purposes Only.

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