



# Moloney

## COUNTRY PROPERTY



3 BELLE VUE RYE



## 3 BELLE VUE, RYE, EAST SUSSEX. TN31 7FA

A MODERN, MID TERRACE MEWS HOUSE FORMING PART OF A SMALL RESIDENTIAL DEVELOPMENT WITH RIVER VIEWS, ONLY A FEW MINUTES WALK FROM THE TOWN CENTRE, OFFERING SPACIOUS, WELL PRESENTED ACCOMMODATION OVER 3 FLOORS. INTEGRAL GARAGE WITH UTILITY AREA & GARDEN ROOM WITH PRIVATE TERRACE OVERLOOKING THE RIVER ON THE GROUND FLOOR. 1ST FLOOR OPEN PLAN SITTING/KITCHEN/DINING ROOM & 2 EN-SUITE DOUBLE BEDS ON THE SECOND FLOOR. DRIVEWAY PARKING TO THE FRONT.

ACCOMMODATION LIST: ENTRANCE HALL, CLOAKROOM, INTEGRAL GARAGE WITH UTILITY AREA, GARDEN ROOM. FIRST FLOOR SITTING ROOM/KITCHEN/DINING ROOM, LANDING WITH STUDY AREA, SECOND FLOOR LANDING, 2 DOUBLE BEDROOMS BOTH WITH EN-SUITE SHOWER ROOMS. PARKING SPACE, REAR DECKED TERRACE, RIVERSIDE VIEWS. GFCH.



Brick paved path to:

Composite front door to:

**ENTRANCE HALL:** Stairs to the first floor. Inset ceiling lights, BT point, cloaks hooks. Door to garage, door to:

**CLOAKROOM:** Fitted with white suite comprising WC & hand basin on white high gloss unit. Tiled splashback, tiled floor. Ladder style towel rail.

**INTEGRAL GARAGE:** Up and over door to the front. Light and power connected. Utility area fitted with cream units, with worktop over, inset with stainless steel sink unit. Plumbing for washing machine & space for further appliance. Vaillant gas boiler servicing hot water and central heating. Door to:

**GARDEN ROOM:** Double doors opening to the rear decked terrace enjoying riverside views. Tiled floor. Inset lighting.

Stairs to first floor:

**LANDING:** Window to the front. Inset ceiling lights. Stairs to the second floor. Study area with space for a desk.

**GUIDE PRICE £425,000**



**SITTING ROOM/KITCHEN/DINING ROOM:** Two windows to the rear with doors to Juliette balcony enjoying views over the River Tillingham. Inset ceiling lights, wood effect floor. TV point. Opening to the: **Kitchen/Dining Room:** Two windows to the front. Fitted with contemporary range of base and co-ordinating wall units with worktop over, inset with 1 ½ bowl stainless steel sink unit. Gas hob with glass splashback, electric oven set into housing unit with cupboards above and below. Integrated dishwasher, slimline wine fridge & fridge/freezer. Over worktop lighting, floor level kick board lighting, inset ceiling lights. Space for dining table. TV point.

Stairs to:

**SECOND FLOOR LANDING:** Matching doors to both rooms.

**BEDROOM ONE:** Feature double height window to the rear enjoying views over the River Tillingham. Part sloping ceiling, inset ceiling lights. TV point. Double doored wardrobe cupboard. Sliding door to:

**EN-SUITE SHOWER ROOM:** Fitted with contemporary white suite comprising WC, hand basin set on to white high gloss unit & shower cubicle. Tiled walls and floor. Ladder style heated towel rail. Inset ceiling lights, extractor.

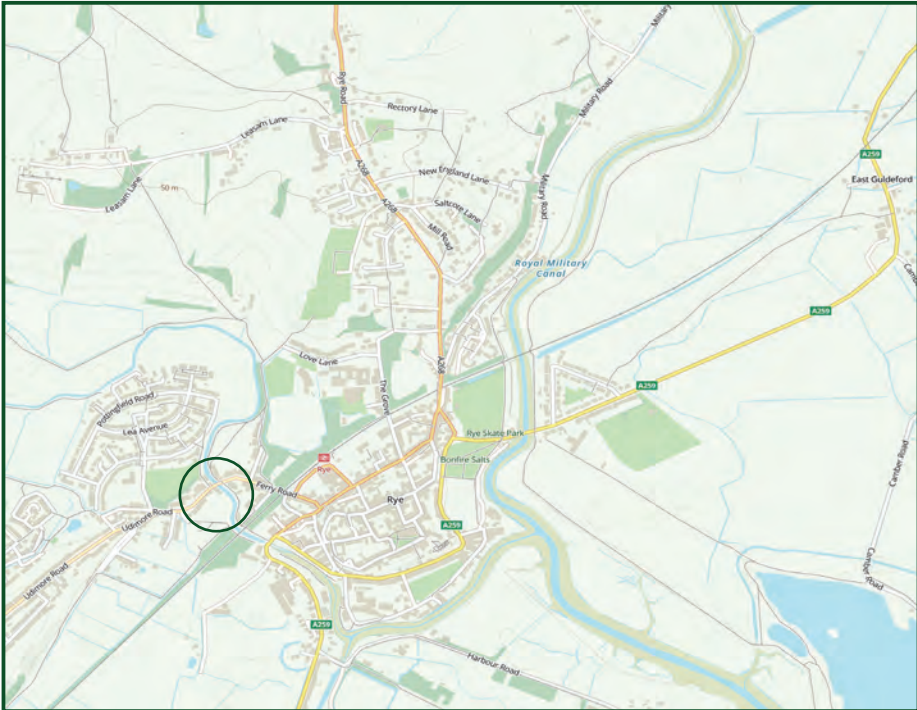
**BEDROOM TWO:** Feature, obscure glazed double height window to the front. Part sloping ceiling, inset ceiling lights. TV point. Eaves storage cupboard. Sliding door to:

**EN-SUITE SHOWER ROOM:** Fitted with contemporary white suite comprising WC, hand basin set on to white high gloss unit & shower cubicle. Tiled walls and floor. Ladder style heated towel rail. Inset ceiling lights, extractor.

**OUTSIDE:** The property is approached over a brick paved pathway to the front door with a driveway alongside providing parking for 1 car and giving access to the integral garage. The rear enjoys an enclosed decked terrace with views over the River Tillingham.







IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

**SERVICES:** All mains services are connected. Gas central heating.

**FLOOR AREA:** 128m<sup>2</sup> (1,378 ft<sup>2</sup>) Approx.

**EPC RATING :** 'B'

**LOCAL AUTHORITY:** Rother District Council.

**COUNCIL TAX BAND :** 'E'

**TENURE:** Freehold

**TRANSPORT LINKS:** Commuters are served by Rye railway station via Ashford International connecting to the fast service to St.Pancras Station, London or alternatively via Hastings which provides regular services to London-London bridge, Charing Cross and Cannon Street.

The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21. Euro-tunnel provide excellent links to Europe.

**DIRECTIONS:** Travelling towards Rye on the B2089, Udimore Rd, continue down the hill towards the town, turn right into Belle Vue immediately before the Ferry Road bridge. No 3 will be found on the left.

**What3Words (Location):** [///atlas.defend.elbowing](https://atlas.defend.elbowing)

**VIEWING:** All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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**MOLONEYCOUNTRYPROPERTY.COM**

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**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

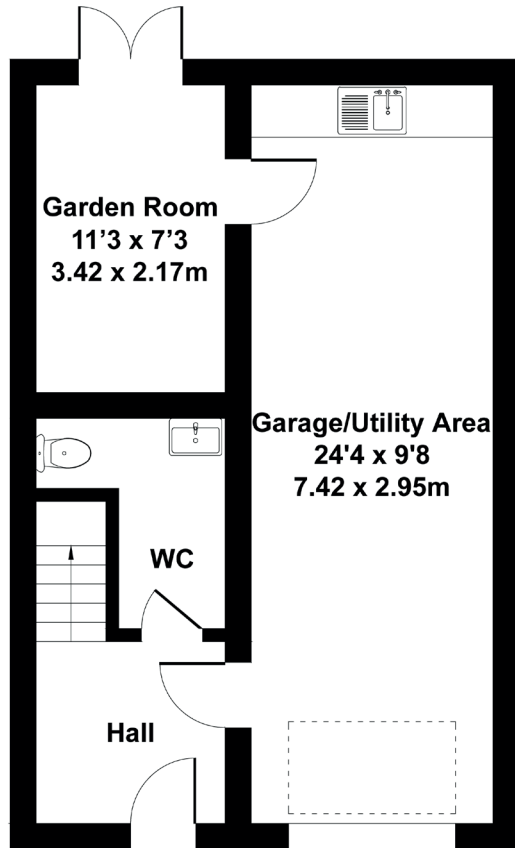
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**TELEPHONE: 01797 253000 or 01580 212828**

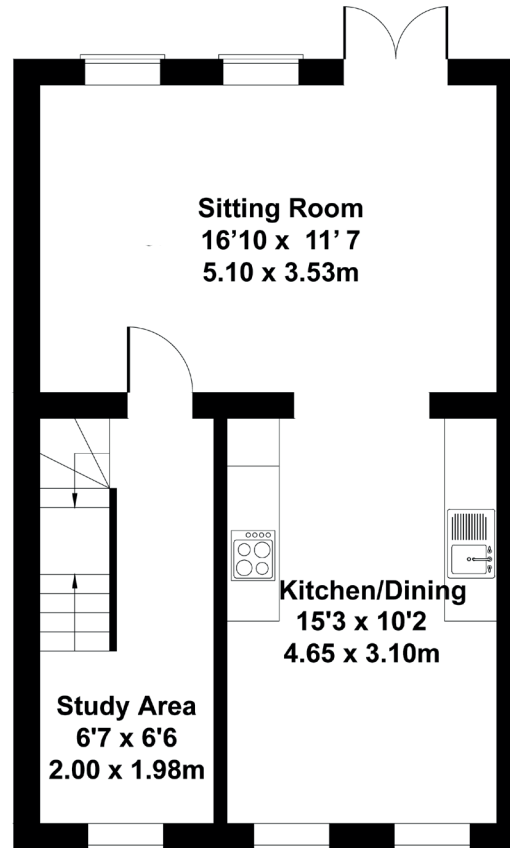
# 3 Belle Vue

Approximate Gross Internal Area  
1378 sq ft - 128 sq m

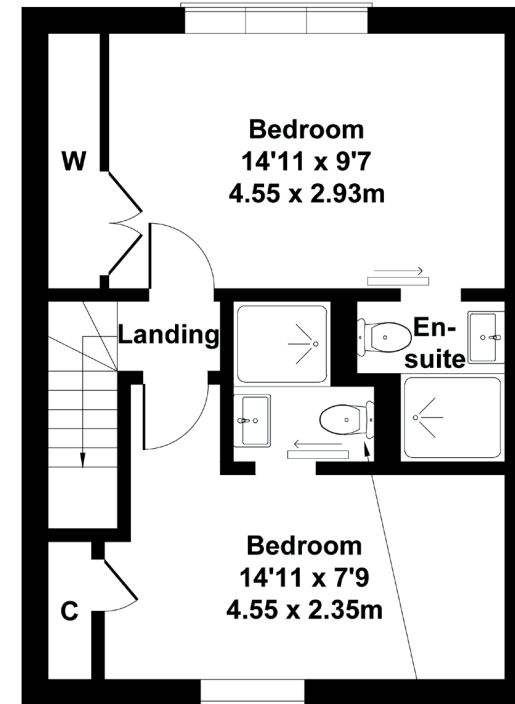
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale.

For Illustrative Purposes Only.

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