



**113 Udimore Road,
Rye, East Sussex TN31 7EA**

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Guide Price £420,000

This charming, most stylish, three bedroom period semi-detached property with plentiful off-street parking and large enclosed garden, enjoys a sought after location on the outskirts of the historic Cinque Port town of Rye and would meet the needs of any number of different purchasers.

This lovely 3 bedroom attached property, with its mid-century modern interior, is bursting with character and charm. The deceptively spacious ground floor consists of a good size sitting room with wood burner, a spacious open plan kitchen / breakfast room / snug which opens into a bonus additional room currently set up as a dining room. There is also a useful utility and pantry. The first floor accommodation consists of a modern bathroom and three bedrooms, two are good size doubles, and both of which have built-in storage.

The house sits back behind a pebble driveway area where there is potential for additional parking if desired. A large useful locked store at the side of the house leads you through to a surprisingly substantial garden, ideal for summer living.

Although on the outskirts of Rye, this property is still perfectly placed to take full advantage of all the local amenities on offer and would be ideal as a primary home, second home, rental or AirBnB.

- Welcoming semi-detached 3 bedroom period property
- Stylishly presented in an on trend Mid-century style
- Sitting room with bay window & wood burning stove
- Open plan kitchen / breakfast room / snug / dining room
- Lovely gently sloping generous enclosed garden to rear
- Large, useful, locked storage area to side of house
- Off-road parking to front with potential to increase further
- Walking distance of station, town centre & amenities
- Romney Marshes, Rye Harbour & coast all close by
- NO ONWARD CHAIN

SITUATION: This property is in a sought after position just a 15 minute walk from the railway station and centre of the Cinque Port town of Rye, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although the town is steeped in history, it also caters for everyday life and has a comprehensive range of shopping, health and leisure facilities. Rye has become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a two screen Kino cinema complex. The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stone's throw away, there are many good walks and leisure activities to pursue. There is a choice of educational opportunities nearby in both the state and private sector. For transport the town has local train services to Eastbourne / Brighton and to Ashford, where the high-speed connection to London St. Pancras can have you in the capital in 37 minutes



www.warnergray.co.uk

rye@warnergray.co.uk Tel: 01797 290050

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The front door, with its art deco style glazed panel, opens into a welcoming **ENTRANCE HALL** where there is room for cloaks storage and free standing furniture. Stripped pine floorboards. Stairs to first floor with cupboard below. Doors to sitting room and kitchen.

SITTING ROOM 12'11 x 11'11. A lovely room with attractive bay window and fireplace with traditional style wood burning stove. Stripped floorboards.

KITCHEN / BREAKFAST ROOM / SNUG 17'8 x 9'6. This beautiful room, with its modern fitted kitchen at one end and cosy snug area to the other, divided in the middle by a breakfast bar, is truly the heart of this home and provides the perfect place for social cooking, eating and relaxed living. An open doorway connects this space with what is presently the dining room at the back of the house.

The kitchen itself consists of a range of white gloss sleek units, both base and wall, with laminate worktops. Electric hob with oven under. Integrated under counter fridge and slimline dishwasher. Sink with drainer and mixer tap.

DINING ROOM 10'2 x 8'8. Although currently set up as a dining room, this useful additional room, with its 180 degree views over the garden, could be used in a number of different ways. The fact that there is a huge amount of natural light in this room could lend it to being the perfect studio, hobby room or home office. Doors to pantry, utility and garden.

UTILITY 5'5 x 5'1. Currently a utility storage space housing a freezer and washing machine, this handy room could potentially also house a WC (depending on drainage and permissions) or be converted to a small home office or study if needed. **PANTRY** Useful walk-in pantry with potential.

FIRST FLOOR LANDING This landing gives access to the three bedrooms on this floor, the bathroom and loft space.

BEDROOM 1 11'0 x 9'11. A lovely double bedroom with good amounts of built-in storage and window to the front.

BEDROOM 2 11'3 x 9'3. Pretty double bedroom with feature fireplace and built-in storage either side. A window at the rear gives wonderful far-reaching views.

BEDROOM 3 7'10 x 6'0. A sweet single bedroom which would also make a super home office or study. Window to the front. Built-in cupboard housing Boiler.

BATHROOM A modern bathroom suite comprising bath with shower over, wash basin with storage under and w.c. Window to rear. Heated towel rail.

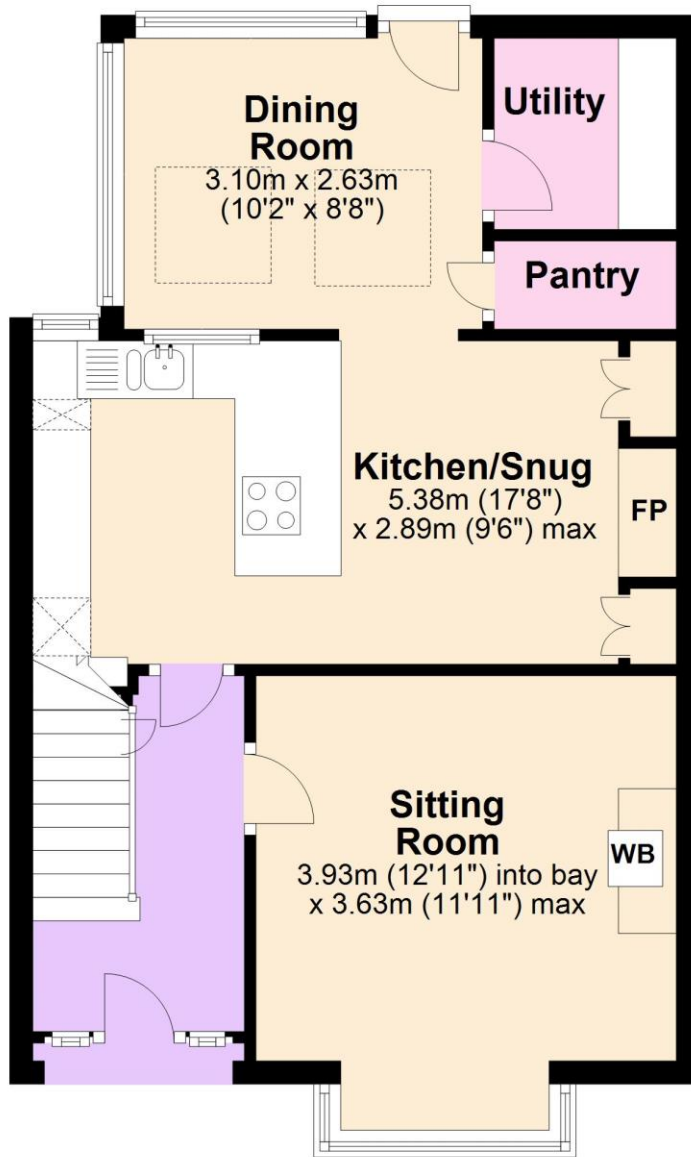
OUTSIDE A large and very useful locked storage space to the side of the house leads you through to an enclosed, gently sloping and very generous rear garden, ideal for children, pets and gardeners alike. A patio at the back of the house makes the perfect spot for summer seating, as does a further decked terrace area where you can relax and entertain guests with your own Garden Bar making extended evenings so enjoyable. The rest of the garden is laid mainly to lawn with mature shrubs and a very prolific apple tree. So, if you love crumbles, this is definitely the house for you!

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: D. Local Authority: Rother District Council. Council Tax Band: D
LOCATION FINDER what3words: ///chiefs.hockey.boomer



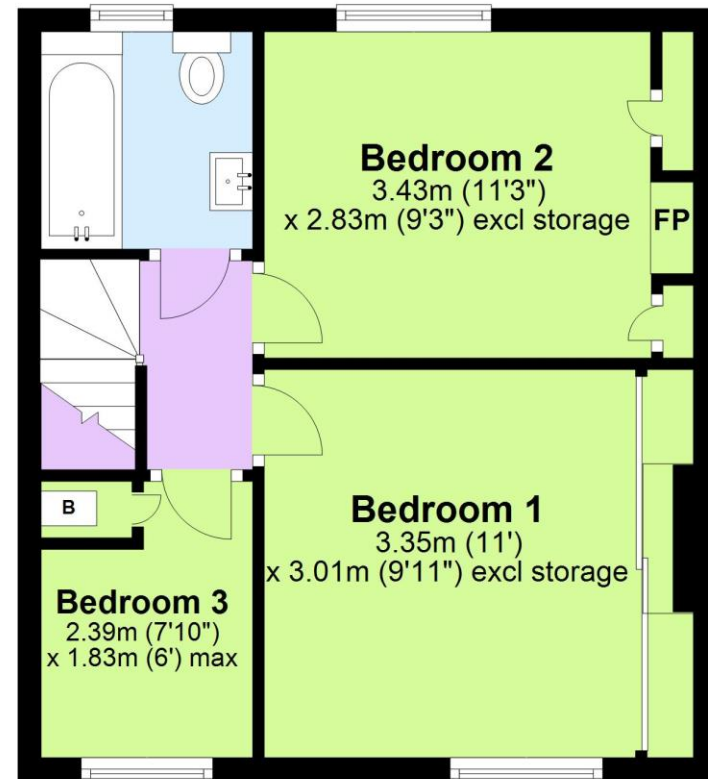
Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 82.5 sq. metres (888.3 sq. feet)



