



24 WESTERN BARN CLOSE, RYE, EAST SUSSEX  
TN31 7EF

ANDERSON  
HACKING



# 24 WESTERN BARN CLOSE, RYE, TN31 7EF

GUIDE PRICE £340,000

A stunning well proportioned modern terrace house situated in an enviable position on the private gated estate of Western Barn Close, within walking distance of Rye town centre.

- Entrance hall
- Downstairs Cloakroom /WC
- Garage
- Open plan Sitting / Dining Room
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Paved and Gravel West Facing Garden
- 1 x Off Street Parking Space



**Description:** 24 Western Barn Close is a fine example of a modern terrace town house, set over three floors, with brick and timber clad elevations beneath a pitched hipped tiled roof, with timber frame double glazed windows.

The property is approached through a gated private brick laid communal driveway leading up to the front of the house. The property benefits from an allocated off street parking space to the side of the house along with space in front of the garage.

The accommodation on the ground floor provides an entrance hall with wooden floor and rear door leading out to the west facing rear garden, access to a ground floor cloakroom /WC and also access to an integral garage that benefits from up and over front door and rear window and door accessing out to the garden.

An open wood staircase leads from the hallway up to the first floor landing off which is an open plan sitting/dining room with front facing “Juliet” balcony, and access round to a fully fitted kitchen with integrated appliances, including dishwasher, washing machine and fridge / freezer. The staircase continues up to the second floor landing leading to the master bedroom with built in wardrobes and a further double bedroom and family bathroom.

Externally the property has an allocated off street paved parking space to the side of the terrace along with an integrated garage while at the rear is a private part paved part gravelled low maintenance garden.







**Situation:** 24 Western Barn Close is within walking distance of the centre of ancient Cinque Port town of Rye with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. The spa town of Tunbridge Wells is approximately 25 miles distant offering further shopping and recreational facilities while closer are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthurGlen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.

**Schools:** A number of highly regarded schools in the area include; Vinehall, Claremont, St Ronan's, Buckswood, Benenden and Cranbrook. Rye offers state primary and secondary schools.

**Travel and Transport:** Rye train station, approximately ½ mile distant, offers direct links to the high speed service from Ashford to London St.Pancras (37 minutes), and links to Eurostar trains. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

#### **General Information:**

**Services:** Mains Water, Mains Drainage, Mains Gas, Mains Electricity.

**Broadband Speeds:** Up to 900 Mbps (source Uswitch)

**Mobile Coverage:** 4G on EE, Vodafone, Three and O2

**Council Tax:** Band D

**EPC:** Band C

**Local Authority:** Rother District Council

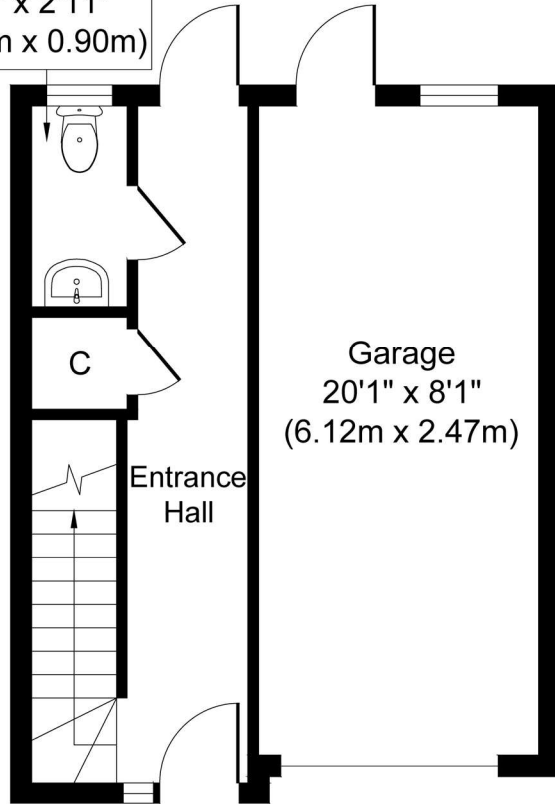
**Tenure:** Freehold

**Viewing:** Strictly by appointment with agents – Anderson Hacking

**Directions:** From Cinque Ports Street follow the one way system to the roundabout at The Strand Fish and Chips, taking the second exit onto A259 Winchelsea Road. Proceed along for approximately 150 yards until the turning into Western Barn Close will be found on the right-hand side, turn right and proceed through gates and 24 Western Barn Close can be found on the right after you turn in.

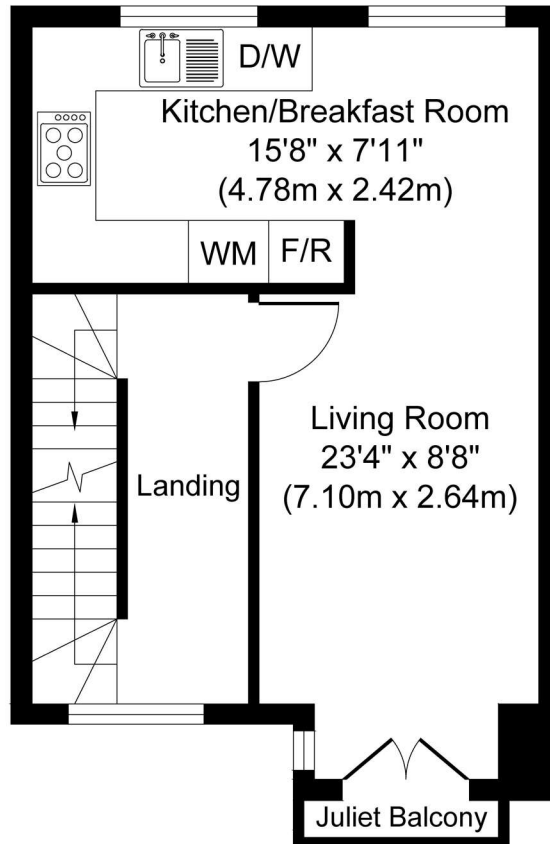


WC  
6'2" x 2'11"  
(1.89m x 0.90m)



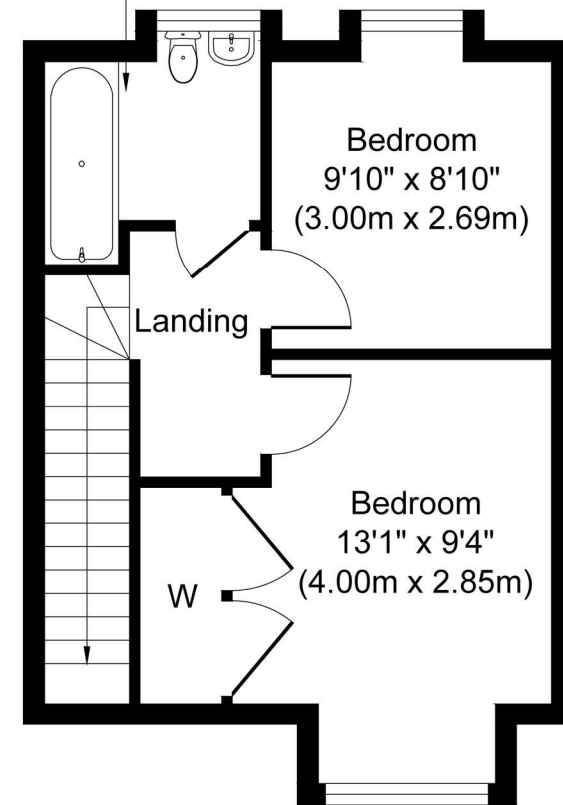
**Ground Floor**  
**Approximate Floor Area**  
**321 sq. ft**  
**(29.78 sq. m)**

**Approx. Gross Internal Floor Area**  
**997 sq.ft. / 92.56 sq. m.**  
**(excluding Outbuildings)**



**First Floor**  
**Approximate Floor Area**  
**345 sq. ft**  
**(32.02 sq. m)**

Bathroom  
7'3" x 6'5"  
(2.20m x 1.95m)



**Second Floor**  
**Approximate Floor Area**  
**331 sq. ft**  
**(30.76 sq. m)**



**Agents Notes:** Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: May 2025 Photographs Dated: May 2025

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