

Warner Gray



61 North Salts,  
Rye, East Sussex TN31 7NU

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### Guide Price : £350,000

**An attractive three bedroom Georgian style end of terrace property with pretty enclosed south east facing garden and en-bloc garage, enjoying a most favoured tucked away position just a short walk from the centre of the historic Cinque Port town of Rye and all the many amenities it has to offer**

**This lovely property has much to offer and would appeal to all sorts of different buyers. On the ground floor there is a welcoming entrance hall, spacious open plan sitting / dining room and kitchen.**

**To the first floor, there are two double bedrooms and a smaller third bedroom, generous bathroom and landing.**

**Outside, the pretty cul-de-sac of terrace houses is set back behind a neatly maintained front garden and to the rear, there is a private enclosed south east facing garden, ideal for summer living.**

**This property also benefits from a single en-bloc garage. Just a short pretty walk to the centre of Rye, this property is perfectly placed to take full advantage of all the local amenities on offer, including the railway station, which is what makes it so popular.**

- Attractive end-of-terrace 3 bedroom property
- Would suit a number of different purchasers
- Tucked away popular cul-de-sac location
- Pretty enclosed south east facing garden
- En-bloc Garage / Non designated off-road parking
- Convenient location / Many local amenities close by
- Walking distance from centre of Rye Citadel
- Railway station with lines to Brighton & Ashford
- Beautiful coast & Romney Marshes nearby

**SITUATION:** North Salts is situated in a tucked away position on a popular cul-de-sac just a short walk from the centre of the very charming 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 modern life and has a comprehensive range of shopping, health and leisure facilities and has also 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 Kino cinema complex. The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue. There are a wide choice of educational opportunities nearby in both the state and public sectors and 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](http://www.warnergray.co.uk)

email : [info@warnergray.co.uk](mailto:info@warnergray.co.uk) Tel 01797 290050

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The accommodation comprises the following with approximate room dimensions:

The front door opens into a welcoming **HALLWAY** with stairs to the first floor. Room for free standing furniture. Door to sitting room.

NB: We understand that some of the other houses in the terrace have added a downstairs WC in the recess between the hall and the kitchen. This of course would be subject to any necessary permissions.

**SITTING ROOM / DINING ROOM** 23'10 x 14'3. A spacious double aspect room with an attractive bow window to the front. A feature fireplace housing a coal-effect electric fire makes a cosy focal point in the sitting area. The dining area is handily positioned next to the kitchen and has a window overlooking the pretty garden beyond.

**KITCHEN** 9'10 x 8'6. Fitted with white base cupboards and matching wall mounted cupboards. Laminate worktops. Stainless steel sink with drainer and mixer tap. Gas hob with extractor above and electric oven under.

Space for larder style fridge/freezer and washing machine. Large, useful built-in under stairs cupboard. Combi Boiler. A door and window give access to and views over the garden beyond.

From the hall, stairs lead up to the **FIRST FLOOR LANDING** which gives access to all the rooms on this floor and the hatch to the roof space.

**BEDROOM 1** 11' 7" x 11'2. A good size double bedroom with window to the front.

**BEDROOM 2** 9'10 x 9'5. Double bedroom with window looking out over garden.

**BEDROOM 3** 8'2 x 5'11. A smaller bedroom which would work equally well as a study. Window to the front. Built-in over stairs cupboard.

**BATHROOM** A generous size bathroom consisting of: panelled bath with shower over; pedestal wash basin; WC; and heated towel rail. Room for free standing furniture. Window to rear.

**OUTSIDE** To the front of the house is a neatly maintained garden. A path to the side of the property leads you to a side gate which gives access to a pretty, enclosed, south east facing cottage style garden.

The single en-bloc **GARAGE** is very close by. NB: The cul-de-sac provides non-designated parking for residents.

**SERVICES** Mains: electricity, water, gas and drainage. Solar Panels to roof which currently provide pay back. EPC Rating: C. Local Authority: Rother District Council. Council D:

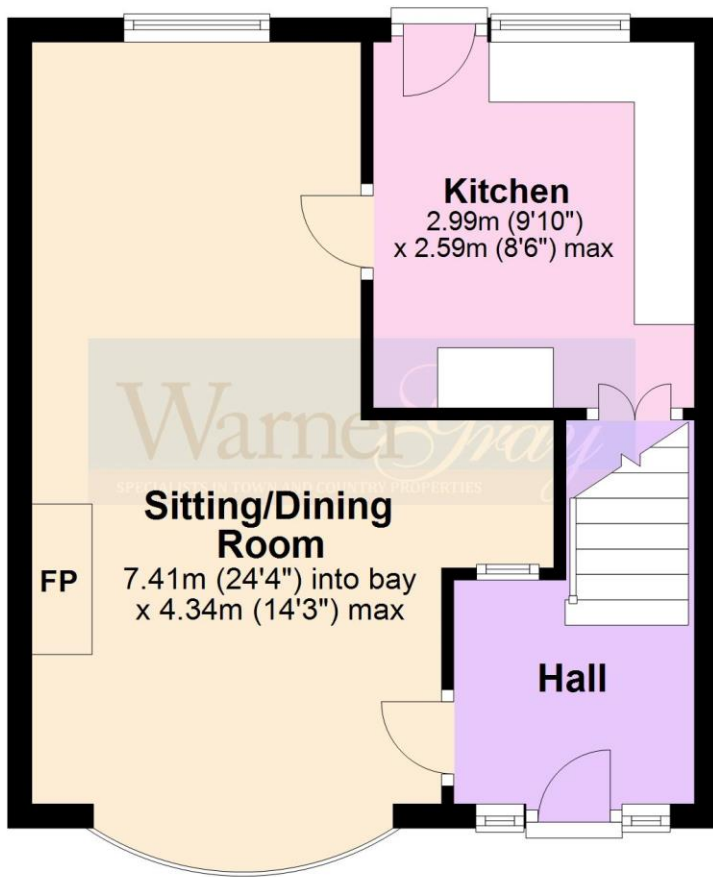
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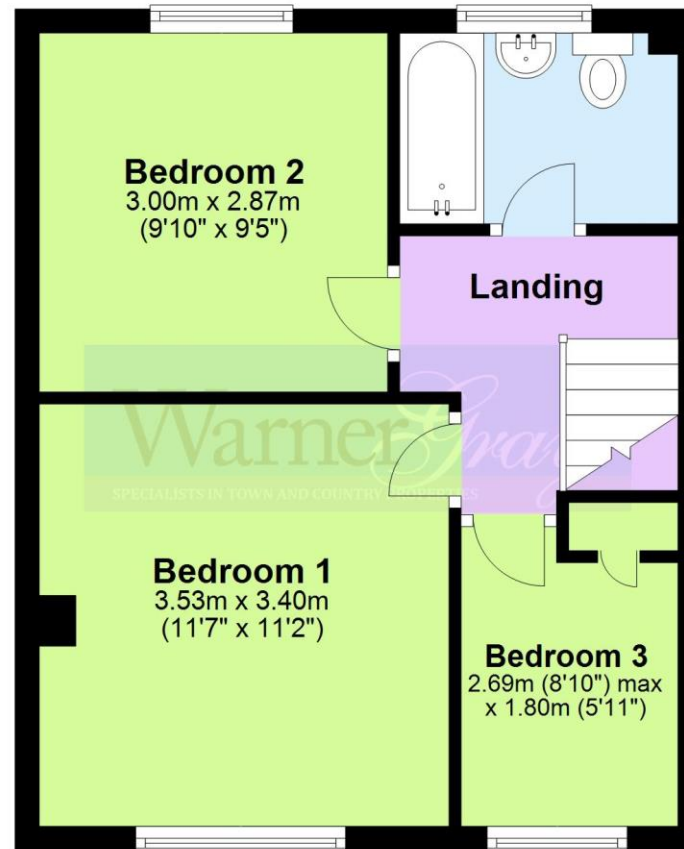
## Ground Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



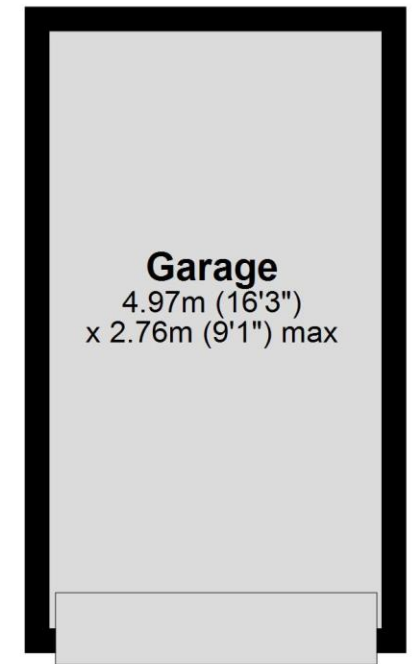
## First Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



## En-bloc Garage

Approx. 13.7 sq. metres (147.7 sq. feet)



**Total area: approx. 83.1 sq. metres (894.9 sq. feet)**

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.

Plan produced using PlanUp.



