

Warner Gray



59 North Salts, Rye, East Sussex TN31 7NU

59 North Salts, Rye, East Sussex TN31 7NU

Price Guide : £315,000

A 3 bedroom Georgian style terraced property with enclosed south east facing garden and en-bloc garage, enjoying a most favoured tucked away position just a short walk from the centre of historic Rye.

This charming three-bedroom home offers well-proportioned accommodation with broad appeal, making it an excellent choice for first-time buyers, investors or those seeking to downsize. Now ready for a programme of modernisation, it presents an exciting opportunity to personalise and enhance over time, allowing a new owner to create a home perfectly suited to their own taste and lifestyle.

Set within an attractive cul-de-sac of terraced homes, the property enjoys a peaceful yet sociable setting. The private, enclosed south-east facing rear garden provides a delightful extension of the living space and a single en-bloc garage further enhances the practicality and convenience of the home.

One of the property's greatest attractions is its superb location. Just a short and picturesque walk leads into the heart of Rye, renowned for its cobbled streets, historic architecture and vibrant community atmosphere. Here you can enjoy an array of independent boutiques, antique shops, welcoming cafés and restaurants, along with everyday amenities and the railway station, offering convenient connections to the coast and beyond. Combining lifestyle, location and potential, this is a home with both immediate charm and exciting future possibilities.

SITUATION: The house 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 every day modern life and has a comprehensive range of shopping, health and leisure facilities. Rye 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 two-screen 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.

WarnerGray, 103a High Street, Rye, East Sussex TN31 7JN
Tel: 01797 290050 email: rye@warnergray.co.uk

WarnerGray



The front door opens into an **ENTRANCE HALL** with stairs rising to the first floor. There is also potential, subject to any necessary consents, to create a down-stairs WC within the existing recess between the hall and kitchen, an improvement carried out in some neighbouring properties.

The spacious **SITTING / DINING ROOM** is a particularly attractive feature of the home, enjoying a double aspect that allows natural light to flow throughout the day. An elegant bow window to the front elevation enhances the sense of space, while a feature fireplace with coal-effect gas fire provides a warm and cosy focal point to the sitting area. The dining space is thoughtfully positioned adjacent to the kitchen and benefits from a window overlooking the pretty rear garden, creating an ideal setting for both everyday living and entertaining.

The **KITCHEN** is fitted with a range of now dated units, but offers excellent scope for updating and redesign, presenting an exciting opportunity to create a modern, functional space tailored to individual taste.

A large under-stairs cupboard provides useful storage, and an external stable style door with adjoining window gives direct access to, and views over, the garden beyond.

Stairs rise from the hall to the **FIRST FLOOR LANDING** which provides access to all principal rooms and the loft hatch.

The **PRINCIPAL BEDROOM** is a good-sized double room with a window to the front, while the **SECOND BEDROOM** is also a comfortable double enjoying a pleasant outlook over the rear garden.

The **THIRD BEDROOM**, positioned to the front, is ideal as a single bedroom, nursery or study and benefits from a built-in over-stairs cupboard.

Completing the accommodation is a **GENEROUS BATHROOM** fitted with a panelled bath and shower over, pedestal wash basin, WC and heated towel rail.

OUTSIDE Situated in a charming cul-de-sac of terraced homes, the property benefits from a peaceful setting while remaining part of a friendly residential enclave. A small garden area to the front provides an attractive approach to the house, and there is non-designated parking available within the cul-de-sac for residents and visitors alike.

To the rear, the private, enclosed south-east facing garden serves as a wonderful extension of the home, perfectly placed for enjoying sunny mornings, alfresco dining during the warmer months, or simply unwinding at the end of the day. A single **EN-BLOC GARAGE** further enhances the practicality and convenience of the property.

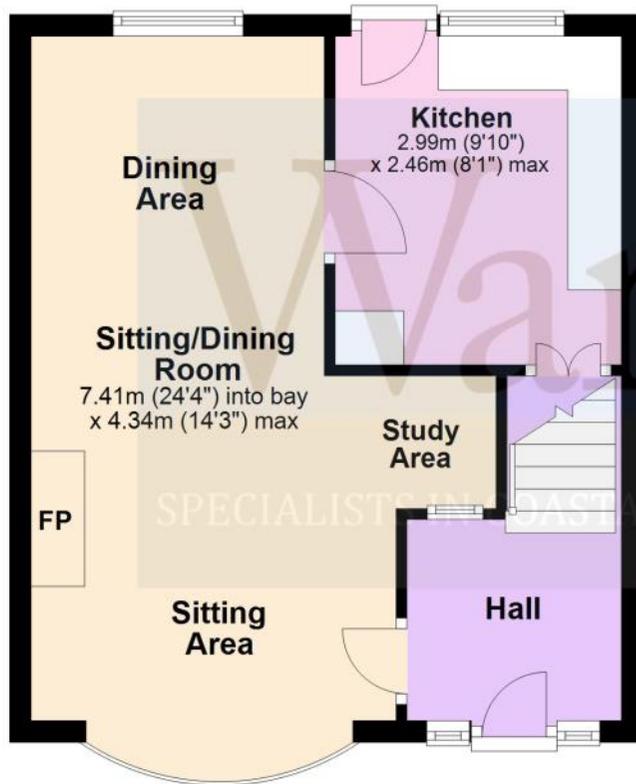
SERVICES Mains: electricity, water, gas and drainage. EPC Rating: tba. Local Authority: Rother District Council. Council Tax Band: D. Location Finder : what3words: /// pulled.unfolds.handbag

**VIEWING by appointment through
WarnerGray 01797 290050**



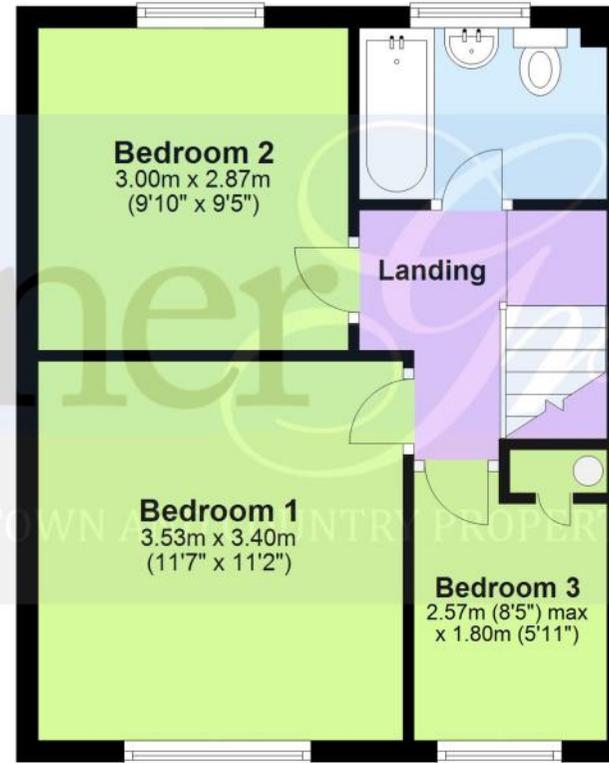
Ground Floor

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



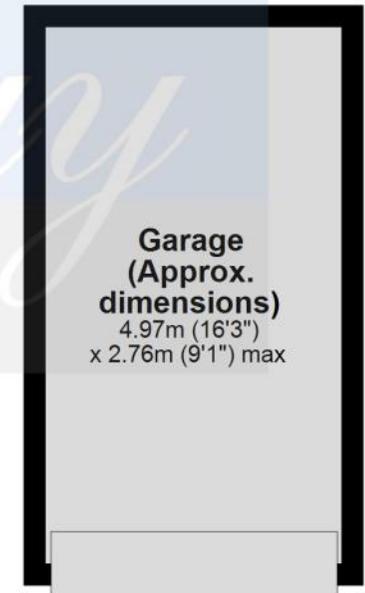
First Floor

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)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.

