

Warner Gray



7 Bankside, Rye,  
East Sussex TN31 7BJ

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**Guide Price : £229,950**

**This three-bedroom mid-terraced property enjoys an off-road location within walking distance of the centre of Rye, with all its many facilities, and offers the wonderful opportunity to upgrade to your desired taste.**

**Bankside is positioned in a residential development conveniently set close to town and would suit any number of different purchasers, including those looking for a comfortable family home as well as a possible investment / rental opportunity.**

**The spacious accommodation consists of an entrance hall, generous living room, spacious fitted kitchen, three bedrooms and shower room.**

**Outside, there is an enclosed garden to both the front and rear and the property is set back on a pathway. This house also has the advantage of no onward chain.**

**SITUATION** Bankside is a popular and convenient location within easy reach of the historic and charming Cinque Port town of Rye with it's cobbled lanes, medieval fortifications, period buildings and beautiful parish church creating an atmosphere unlike anywhere else - rich in history yet wonderfully alive with culture and everyday amenities. The town offers everything needed for modern living, including a wide range of shops, health services and leisure facilities. It has also become a thriving hub for the arts, with numerous galleries, independent craft shops, the much-loved annual Rye Arts and International Jazz Festival, and a stylish two-screen Kino cinema.

Surrounded by dramatic landscapes and with the coast only moments away, the area is perfect for long walks, cycling, birdwatching and a host of outdoor pursuits. Educational options are excellent, with a choice of both state and independent schools nearby. For commuters, Rye provides local train services to Eastbourne/Brighton and Ashford, where High Speed rail links offer swift access to London St Pancras in as little as 37 minutes, bringing the capital comfortably within reach.

**WarnerGray, 103a High Street, Rye, East Sussex TN31 7JN**

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**The accommodation comprises the following with approximate dimensions :**

#### **GROUND FLOOR**

**ENTRANCE HALL** The front door leads into a welcoming hallway with stairs to the first floor. Doors from the hall lead to the living room and kitchen.

**LIVING ROOM** 4.93m x 3.16m. A good-sized room to the back of the house that offers glazed sliding doors to the rear garden.

**KITCHEN** 3.51m x 3.18m This deceptively spacious room is a lovely space in which to cook, eat or simply sit and relax. There are a range of worktops with base cupboards and drawers and matching wall mounted units. Hob with extractor above, understairs storage area and window to front.

**FIRST FLOOR LANDING** This generous landing provides access to all rooms upstairs.

**BEDROOM 1** 3.52m x 2.49m" This double bedroom has two built-in cupboard space and window to the front.

**BEDROOM 2** 3.18m x 2.03 Built-in cupboard space and window to the rear.

**BEDROOM 3** 2.78m x 2.25m Window to rear.

**BATHROOM** Suite comprising low level w.c. and wash hand basin with shower cubicle and double frosted window to the front.

#### **OUTSIDE**

The garden to the rear is paved with rear gate access and extends from the living room.

**SERVICES :** Mains water, electricity, gas and drainage. EPC RATING : C  
Local Authority Rother District Council

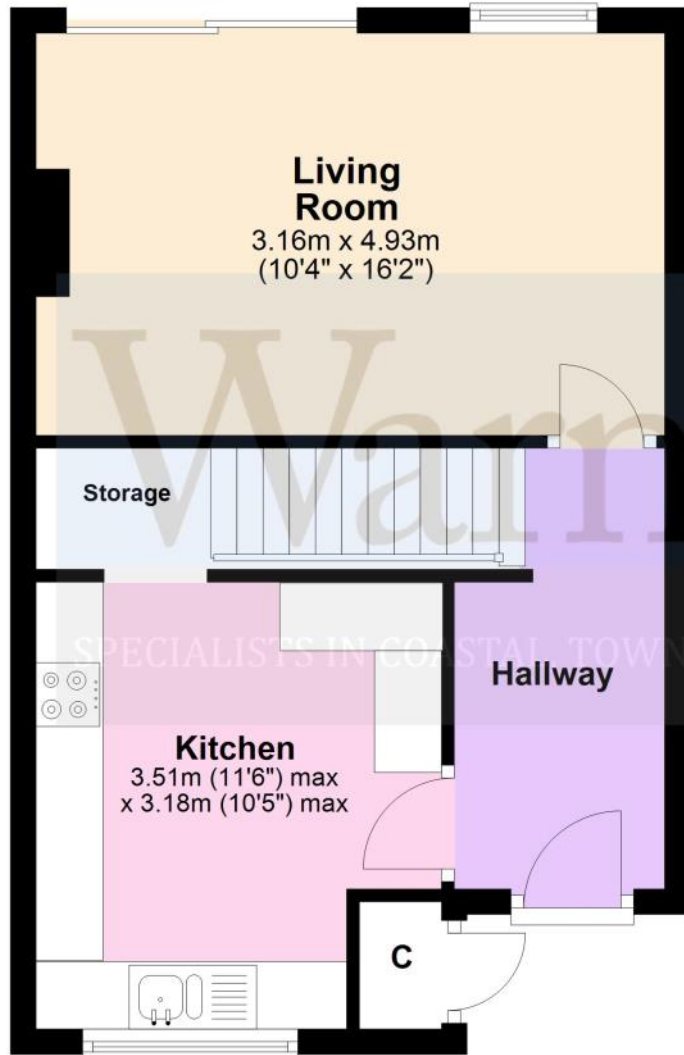
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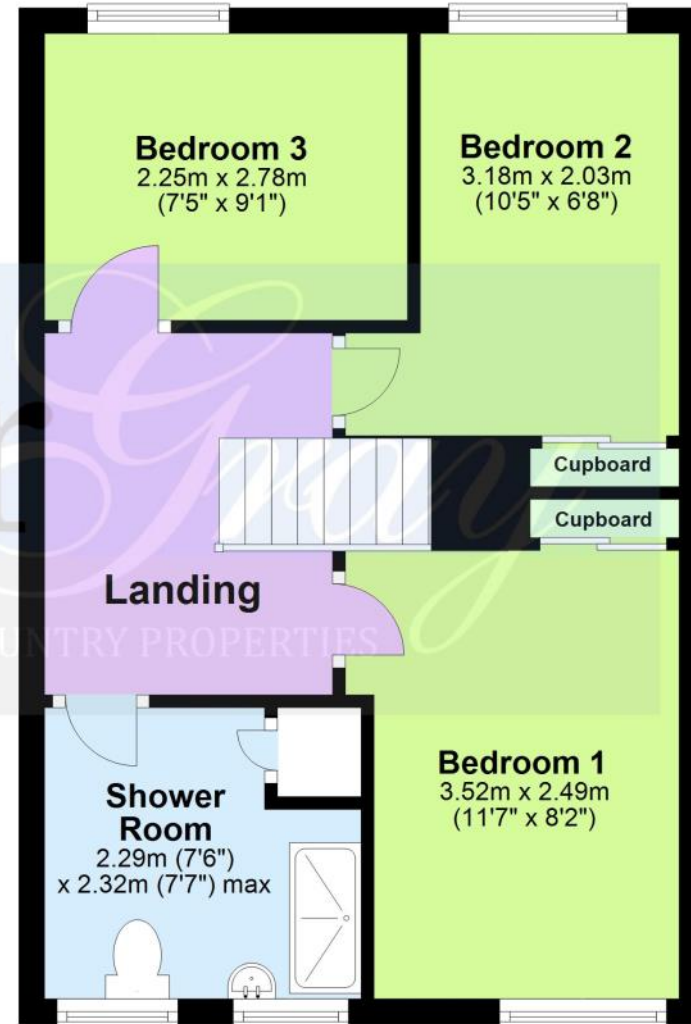
## Ground Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 73.1 sq. metres (786.4 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.

