

3 Vidler Square, Rye, East Sussex TN31 7FP
Guide Price £495,000 - FREEHOLD

Rush Witt & Wilson are pleased to offer a modern home forming part of the Valley Park development on the outskirts of Rye. The accommodation is considered ideal for family occupation comprising four bedrooms, two of which have en-suite shower rooms and a family bathroom. On the ground floor, there is a sitting room to the front and an open plan kitchen/dining/living area with direct access onto the rear garden. A door to the side opens to a car port and further parking is available to the front. The property benefits from gas fired central heating, double glazing and is considered to be in good decorative order throughout. The garden enjoys a westerly aspect benefitting from afternoon and evening sun. Situated on the outskirts of the ancient Cinque Port Town of Rye, Vidler Square forms part of the popular Valley Park development. The town centre is within walking distance as is the railway station offering services to the city of Brighton in the west and Ashford with connecting, high speed, services on to London. Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling, sports centre and indoor swimming pool. The town also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets. For further information and to arrange a viewing, please contact our Rye Office 01797 224000.











Hallway
3'6 x 14'4 (1.07m x 4.37m)

Cloakroom/WC
3' x 5'6 (0.91m x 1.68m)

Kitchen/Dining/Living Area
17'2 x 11'8 (5.23m x 3.56m)

Sitting Room
10' x 16'3 (3.05m x 4.95m)

First Floor

Landing
6'9 x 4' (2.06m x 1.22m)

Bedroom
10'3 x 16'1 (3.12m x 4.90m)

En-Suite
10'3 x 3'1 (3.12m x 0.94m)

Bedroom
11' x 9'2 (3.35m x 2.79m)

En-Suite
5'8 x 5'6 (1.73m x 1.68m)

Bedroom
8'9 x 11'10 (2.67m x 3.61m)

Family Bathroom
7'2 x 6'7 (2.18m x 2.01m)

Car Port

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON



Floor 0



Floor 1



RUSH WITT & WILSON

Approximate total area(1)

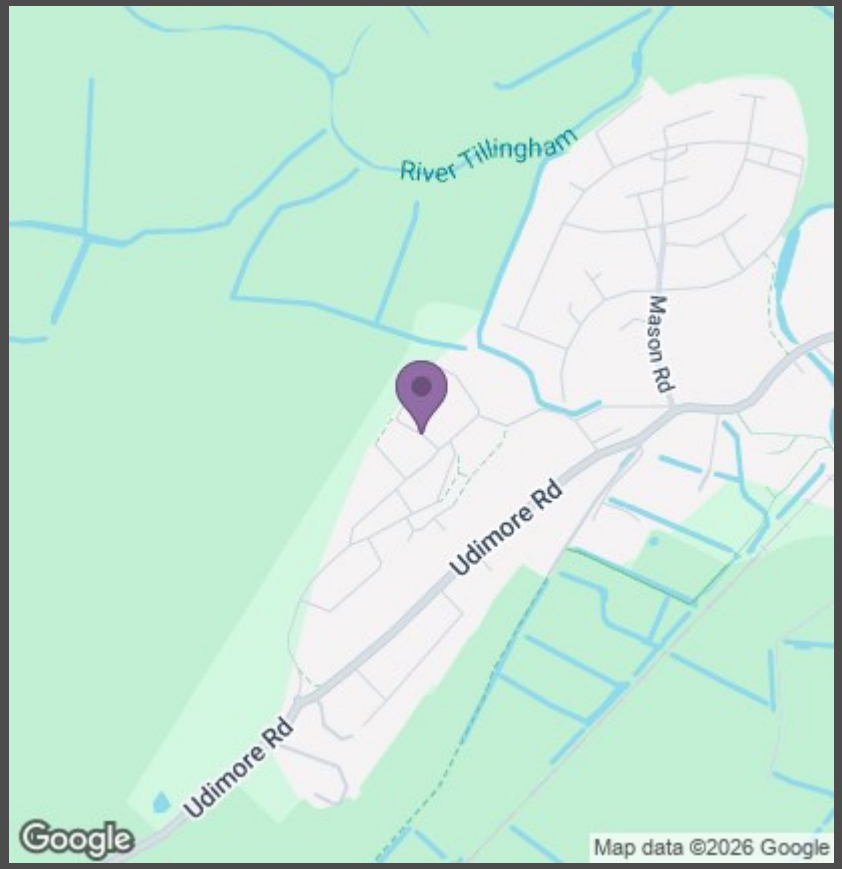
125.6 m²

1352 ft²

(1) Excluding balconies and terraces

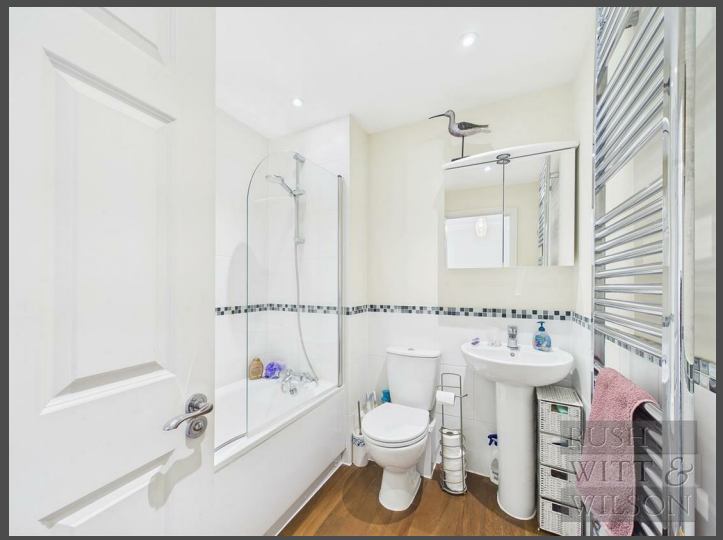
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

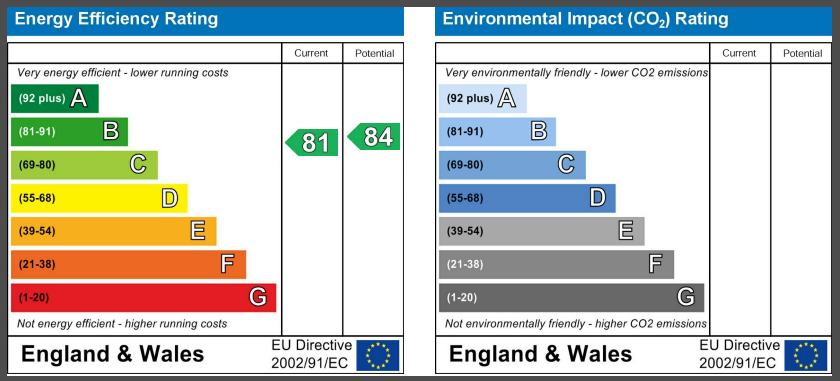
GIRAFFE360











RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk