

20 Lucas Shadwell Way, Rye Harbour, East Sussex TN31 7HZ
Guide Price Price Range £350,000 - £375,000 Freehold

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If location is at the top of your wish list, then look no further than this beautifully presented three-bedroom modern end of terraced home, enjoying a peaceful and private setting a stones throw to the renowned Rye Harbour Nature Reserve. With wonderful open green spaces quite literally on your doorstep, the location is ideal for families, dog walkers and those who enjoy morning or evening strolls, while the historic market town of Rye is also within easy reach. The well-proportioned accommodation comprises a welcoming entrance hall, downstairs cloakroom/wc, spacious living room, separate dining room and a modern fitted kitchen. To the first floor are three generous bedrooms and a family bathroom/wc. Outside, the property benefits from a private driveway providing off-road parking, together with a level rear garden offering an excellent space for entertaining, relaxing or for children to enjoy. Combining a modern family home with an exceptional setting close to both countryside and Rye town centre, this superb property must be viewed to fully appreciate everything it has to offe








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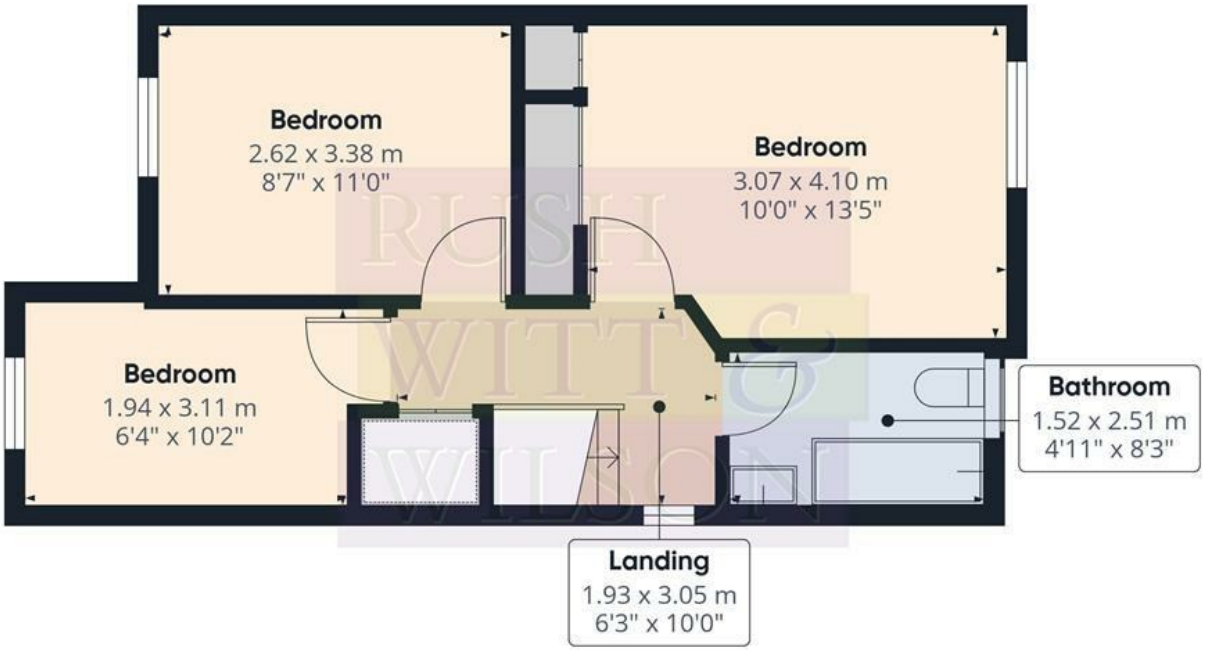

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Floor 0





Floor 1

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Approximate total area(1)

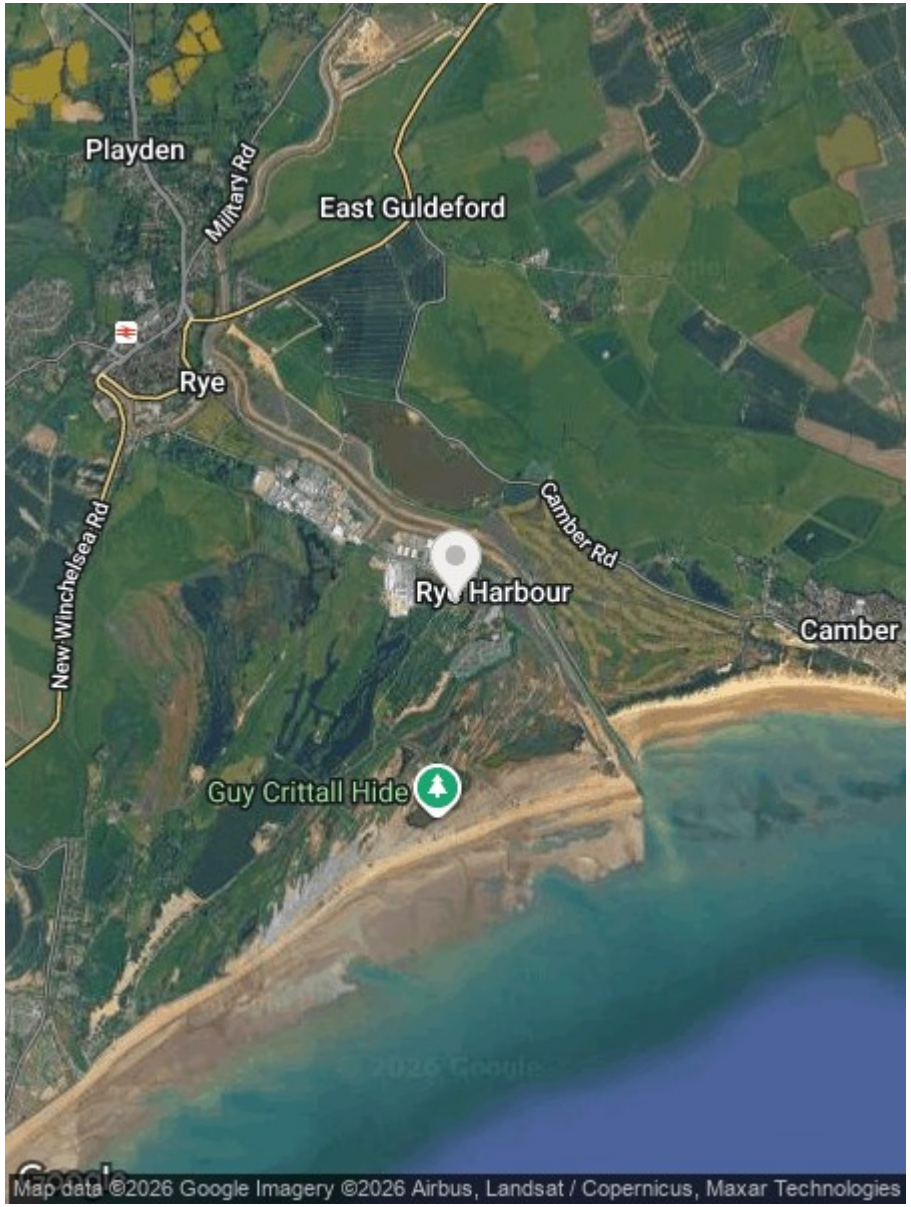
75.5 m²

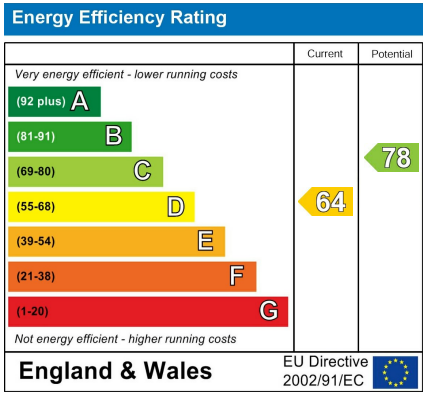
813 ft²

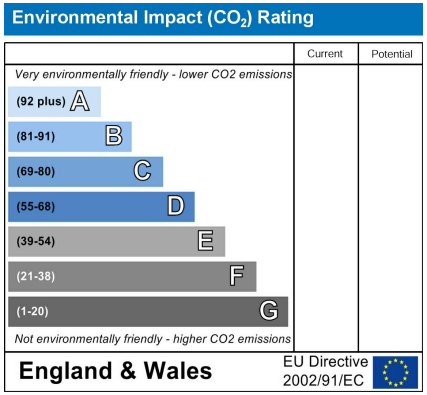
(1) Excluding balconies and terraces

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

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Council Tax Band - C

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.

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