

**RUSH  
WITT &  
WILSON**



**77 Williamson Road, Lydd On Sea, TN29 9NZ**  
**£395,000 Freehold**



**Rush Witt & Wilson are pleased to offer a deceptively spacious detached bungalow offering versatile accommodation that will undoubtedly appeal to a variety of buyers.**

**There is a generous triple aspect living room, to the front with an adjoining dining room, fitted kitchen/breakfast room, three principle bedrooms, two of which have direct access to the conservatory, there is a shower room and separate cloakroom/wc. To the side there is a large utility room with adjoining dressing room and bedroom with en-suite shower room, this offers the potential to be used as a working from home scenario or utilised as accommodation income, subject to any necessary consents being obtained. There is good parking provision to the front including a car port, a well stocked garden to the rear is a particular feature, this enjoys a westerly aspect and backs onto open shingle forming part of a protected area.  
Offered CHAIN FREE.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000**





**Locality**

Situated in the coastal village of Lydd on Sea bordered by a nature reserve, farmland and the English Channel. It has a fine shingle beach, popular with bathers and wind surfers alike. Local amenities include a number of shops, public houses and restaurants including the renowned Pilot.

Further shopping, sporting and recreational facilities can be found in nearby New Romney where there is a Sainsburys store as well as Ashford and Rye.

Other locations can be accessed by the Romney, Hythe and Dymchurch Miniature Railway which passes the property and has a station at nearby Romney Sands Holiday Park.

**Entrance Hall**

Door to the side, doors off to the following:

**Dining Room**

8'11 x 7'8 (2.72m x 2.34m)  
Window to the side, open plan to:

**Living Room**

21'11 x 12'11 (6.68m x 3.94m)  
Light and airy triple aspect room with windows to either side and two further windows to the front, covered fireplace.

**Kitchen/Breakfast Room**

12'5 x 12'1 (3.78m x 3.68m)  
Extensively fitted with a range of modern high gloss cupboard and drawer base units with matching wall mounted cabinets, complimenting worktop with inset sink with side drainer, space for range with stainless steel backplate and extractor above, island unit/breakfast bar with integral wine chiller, integral fridge/freezer, integral dishwasher, window and door to the side.

**Shower Room**

6'9 x 5'9 (2.06m x 1.75m)  
Shower cubicle, wash hand basin, low level wc, generous wall tiling, heated towel rail, window to the side.

**Cloakroom/WC**

6'10 x 2'8 (2.08m x 0.81m)  
Low level wc, wash hand basin, part tiled walls, window to the side.

**Bedroom**

11'10 x 9'11 (3.61m x 3.02m)  
Double doors through to conservatory.

**Bedroom**

11'10 x 11'9 (3.61m x 3.58m)  
Double doors through to conservatory.

**Bedroom/Study**

9'3 x 8'7 (2.82m x 2.62m)  
Internal room accessed from the entrance hall with connecting door to:

**Utility Room**

22'7 x 7'11 (6.88m x 2.41m)  
Fitted with a range of contemporary cupboard and drawer base units with matching wall mounted cupboards and upright units, complimenting worktop with inset sink with side drainer, space and plumbing for washing machine, window and door to the front, connecting door to:

**Lobby/Dressing Room**

10'4 x 4'9 (3.15m x 1.45m)  
Connecting doors to:

**Bedroom**

11'8 x 10'4 (3.56m x 3.15m)  
Velux skylight, glazed panelled door onto the rear garden, this room can be accessed from the front of the property by a side gated entrance, this offers the potential to be used as a working from home scenario or utilised as accommodation income, subject to any necessary consents being obtained, door through to:

**En-Suite Shower Room**

10'5 x 3'2 (3.18m x 0.97m)  
Window to the rear, shower area, wash hand basin, low level wc, heated towel rail.

**Conservatory**

21'1 x 11'11 (6.43m x 3.63m)  
Double doors with views and access onto the rear garden.

**Outside**

**Front Garden**

Hard standing providing ample off road parking, car port to the side and gated access to useful covered storage area.

**Rear Garden**

Of good size being landscaped and heavily planted with a variety of mature shrubs and trees, generous paved terrace abutting the rear of the property which is accessed from the conservatory and the bedroom. A path winds through the garden where there are various storage sheds and a timber cabin utilised for entertaining with decked terrace to the front. The garden backs onto an area of open shingle forming part of the Romney Marsh site of special scientific interest.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

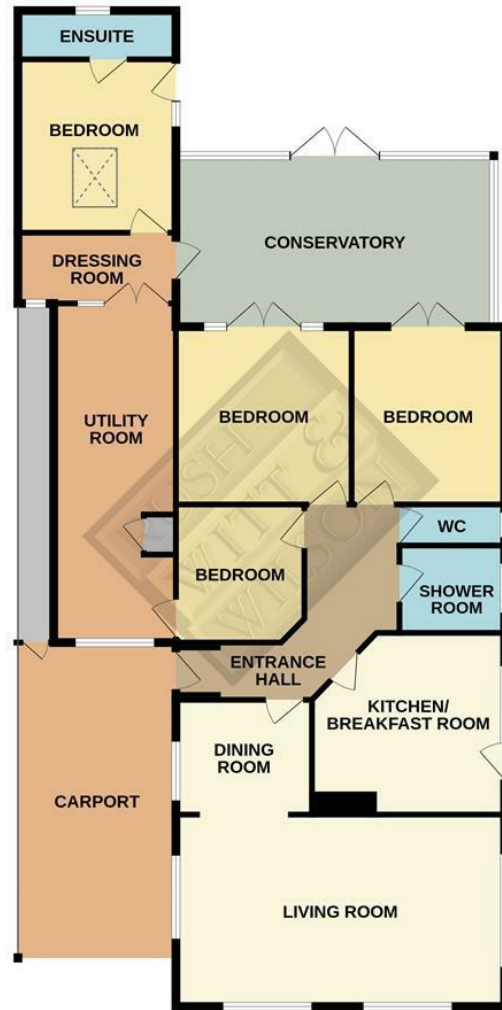
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





GROUND FLOOR  
1920 sq.ft. (178.4 sq.m.) approx.



TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC





**RUSH  
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