

**RUSH
WITT &
WILSON**



**Juniper Old Brickyard, Rye, East Sussex TN31 7EE
Price Range £500,000**

PRICE RANGE OF £500,000-£525,000

Rush Witt & Wilson are pleased to offer the opportunity to acquire a unique detached single storey dwelling conveniently located for the town's amenities whilst occupying a quiet tucked away location. The spacious and versatile accommodation will appeal to a variety of buyers, larger enough for family occupation and arranged in such a way that could be suitable for accommodating a dependent relative or indeed for home/income purposes subject to any necessary consents. The hub of the home is a light and airy kitchen/dining room this links to the living room and access to the garden, there are three double bedrooms, bathroom, shower room, conservatory and utility area. There is a garage and further hardstanding to the front. Low maintenance courtyard style garden to the rear enjoying a southerly aspect.

For further information and to arrange a viewing please contact our Rye office on 01797 224000.

Locality

Juniper occupies a tucked away position, approached by an un-made lane, a level walk to the town and a extensive range of daily amenities to include supermarket, an array of specialist and general retail stores, historic inns and restaurants as well as contemporary wine bars and eateries.

Rye also boasts a sports centre with indoor swimming pool, primary and secondary schooling and a railway station which affords easy access to Brighton and to Ashford where there are connecting high services to London.

At nearby Rye Harbour there are mooring and launching facilities available and via the nature reserve there is access to miles of open shingle beach which extends to the cliffs at Fairlight.

Entrance Vestibule

6'3 x 6'2 (1.91m x 1.88m)

Stable door to conservatory.

Conservatory/Garden Room

21'7 x 13'5 narrowing to 6'2 (6.58m x 4.09m narrowing to 1.88m)

Double doors to the rear, personal door to garage.

Utility Area

11'9 x 7'6 (3.58m x 2.29m)

High level windows to the front, wall mounted gas fired boiler,

range of built-in cupboards, space and plumbing for washing machine, deep cloaks cupboard, door to:

Kitchen/Dining Room

21'8 x 12'2 (6.60m x 3.71m)

Window to front, vaulted ceiling, skylight to the rear, fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards and glazed cabinets, complimenting worktop with inset ceramic sink and inset five burner gas hob with oven beneath and extractor over, space for free standing appliances, breakfast bar, door to:

Living Room

14'4 x 12'2 (4.37m x 3.71m)

Double doors to the rear leading out to the courtyard garden.

Inner Lobby

Bedroom

13'9 x 9'7 (4.19m x 2.92m)

Window to the front, built-in wardrobes.

Bedroom

13'9 x 9'7 (4.19m x 2.92m)

Window to the rear, built-in wardrobes.

Shower Room

7'6" x 5'10" (2.29m x 1.79m)

Window to the side elevation, shower cubicle, wash hand basin, low level wc.

Main Bedroom

14'8 x 11'9 (4.47m x 3.58m)

Double aspect with window to the side and rear elevations.

Bathroom

8'6 x 8'3 (2.59m x 2.51m)

Panelled bath with mixer tap and hand held shower attachment, pedestal wash basin, wc.

Outside

Front Garden

Hardstanding used for off road parking, access to:

Garage

20' x 9'11 (6.10m x 3.02m)

Electric roller door to the front, personal door to the side leading to the conservatory/garden room.

Rear Garden

Courtyard style garden accessed from the living room and

conservatory, bordered by a raised bed, gated pedestrian access to the left hand side.

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>

GROUND FLOOR 1587 sq.ft. (147.4 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.4 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	Potential
Very energy efficient - lower running costs 02 (90-100) A 13 (81-91) B 20 (69-80) C 29 (55-68) D 39 (39-54) E 45 (21-38) F 55 (1-10) G Not energy efficient - higher running costs	72 84
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ emissions 02 (90-100) A 13 (81-91) B 20 (69-80) C 29 (55-68) D 39 (39-54) E 45 (21-38) F 55 (1-10) G Not environmentally friendly - higher CO₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



