RUSH WITT & WILSON

15 Dunes Avenue, Rye, East Sussex TN31 7RP
Guide Price £450,000

Rush Witt & Wilson are delighted to offer this wonderful bungalow that is located in walking distance of the stunning sandy Camber beach and has been updated by the current owners to a high standard.

You approach the property via the drive and enter to the side into the porch area which has a separate shower room and separate W.C to each side. From here you enter the large central hallway which provides access to all rooms. To the rear of the property is a large open plan living space with underfloor heating combining a lounge, dining room and modern fitted kitchen. Natural light flows though as the room opens out to a conservatory glass room via bi-folding doors.

Also internally there are three double bedrooms and a modern fitted bathroom with heated flooring. To the rear is a large garden with paved patio seating area leading to the lawn. This property is in excellent condition and viewing is highly recommended.

Porch area
Tiled heated floor with shower room to one side and W.C to the other

Entrance hall
Ceiling spotlights, cupboard with double opening doors and space for washing machine & dryer

Kitchen
Range of light-coloured modern fitted units, tiled splash back, wooden work surfaces, integrated dishwasher, induction hob with oven below & extractor above. heated flooring, window looking across the rear garden. This room opens out to the living room.

Living room
Log burner, bi-folding doors leading to the conservatory glass room, cupboard space, heated flooring.

Bedroom one
15'10" x 10'0" (4.838 x 3.065)
Window to the front and side, ceiling spotlights, electric wall heater.

Bedroom two
10'3" x 9'10" (3.149 x 3.013)
Window to front, ceiling spotlights, electric wall heater.

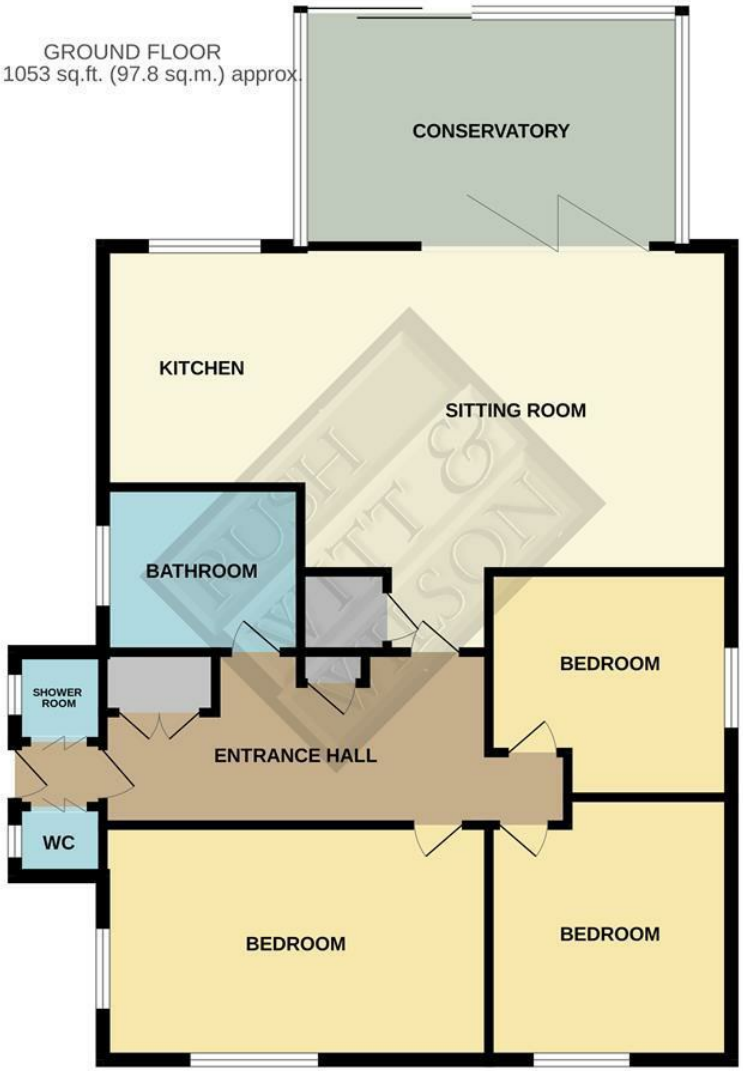
Bedroom three
9'7" x 9'5" (2.930 x 2.875)
Window to side, ceiling spotlights, electric wall heater.

Bathroom
8'2" x 6'9" (2.490 x 2.077)
Bath with clear shower screen, wall mounted shower, ceiling spotlights, window to side.

Conservatory
Floor to ceiling glass structure with sliding doors across the front, tiled floor.

Outside
To the front is parking for several cars & access from the side to the rear garden. To the rear is a paved patio area leading from the conservatory and extending to a large lawn.

Council Tax Band - TBC



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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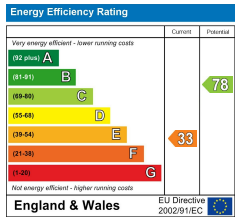

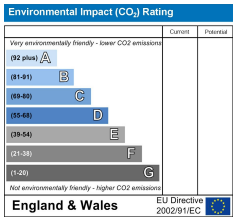

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