

**RUSH  
WITT &  
WILSON**



**9 Scotts Acre, Rye, TN31 7RQ  
Guide Price £315,000**

**Rush Witt & Wilson are pleased to offer a link detached bungalow occupying a tucked away position within the popular coastal village of Camber. The well proportioned accommodation comprises an open plan living room with adjoining dining room/bedroom, a kitchen/breakfast room, two double bedrooms and a shower room. There is off road parking and garden to the front and rear and the rear garden enjoys a southerly aspect. The property will appeal to a variety of buyers and is being offered chain free, for further information to arrange a viewing please contact our Rye office on 01797 224000.**



**Locality**

Situated at the end of a private road, only a short walk from the famous sand dunes that form part of the stunning coastline of the Rye Bay.

There is a range of daily amenities available in the village whilst the ancient Cinque Port town of Rye is only a short drive away.

Rye boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets and railway station. There is a bustling town centre with an array of specialist, general and retail stores complemented by historic inns and restaurants, wine bars and eateries, all contributing to a very cosmopolitan atmosphere.

**Hallway**

Door to the side, cloaks cupboard, further cupboard housing water boiler and shelving.

**Living Room**

17'9" x 12'3" (5.42m x 3.74m )

Sliding door to the rear garden with double doors open to:-

**Dining Room/Occasional Bedroom**

16'9" x 7'9" (5.12m x 2.37m )

Double aspect with windows to the front and rear elevations.

**Kitchen/Breakfast Room**

14'10" x 7'0" (4.54m x 2.14m )

Double aspect with window to the side and further window to the rear. The kitchen area is fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards with complimenting worksurface with inset sink, space and point for electric cooker and extractor over, space and plumbing for washing machine and dishwasher.

**Bedroom**

10'9" x 10'5" (3.29m x 3.18m )

Window to the front.

**Bedroom**

10'5" x 8'0" (3.19m x 2.45m )

Window to the front.

**Shower Room**

6'1" x 5'6" (1.87m x 1.69m )

White suite comprising shower cubicle, pedestal wash basin and low level w.c., generous wall tiling, window to the side.

**OUTSIDE****Front Garden**

Hardstanding providing off road parking, garden to front with pathway extends to the left hand side leading to the rear garden.

**Rear Garden**

Level garden enjoying a southerly aspect arranged with areas of lawn and small paved terrace, timber garden store.

**Agents Note**

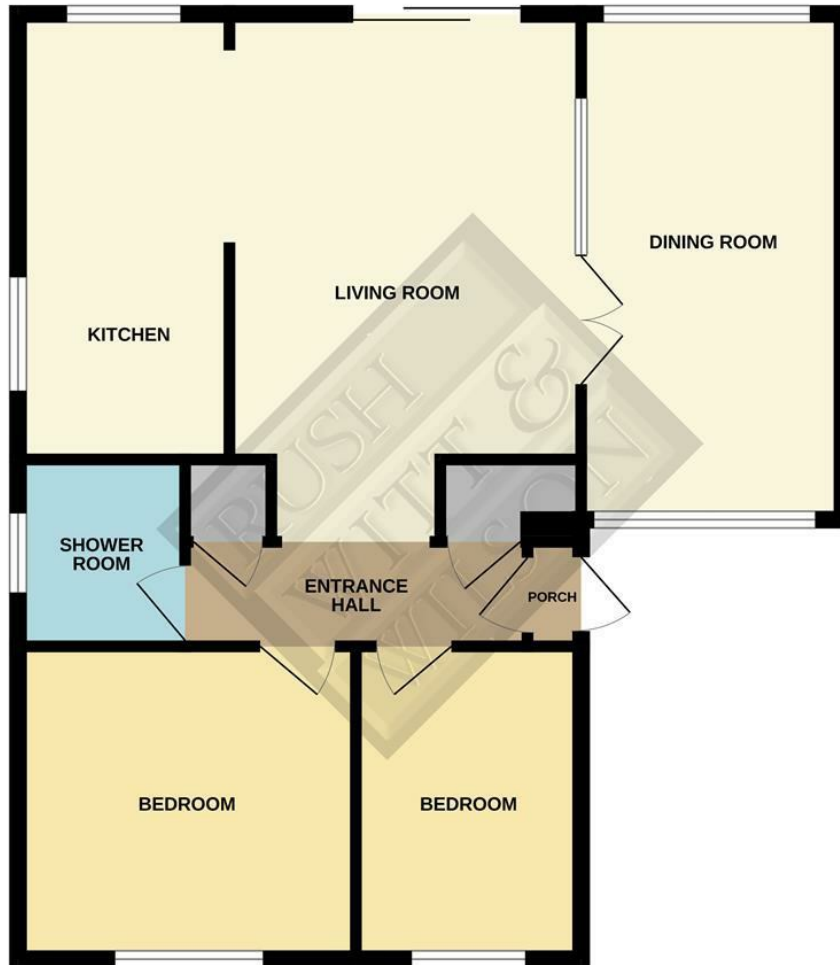
None of the services or appliances mentioned in these sale particulars have been tested.

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 – C

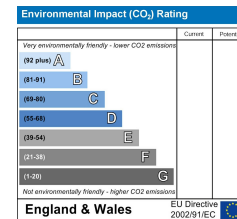
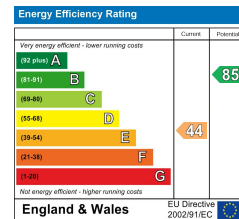


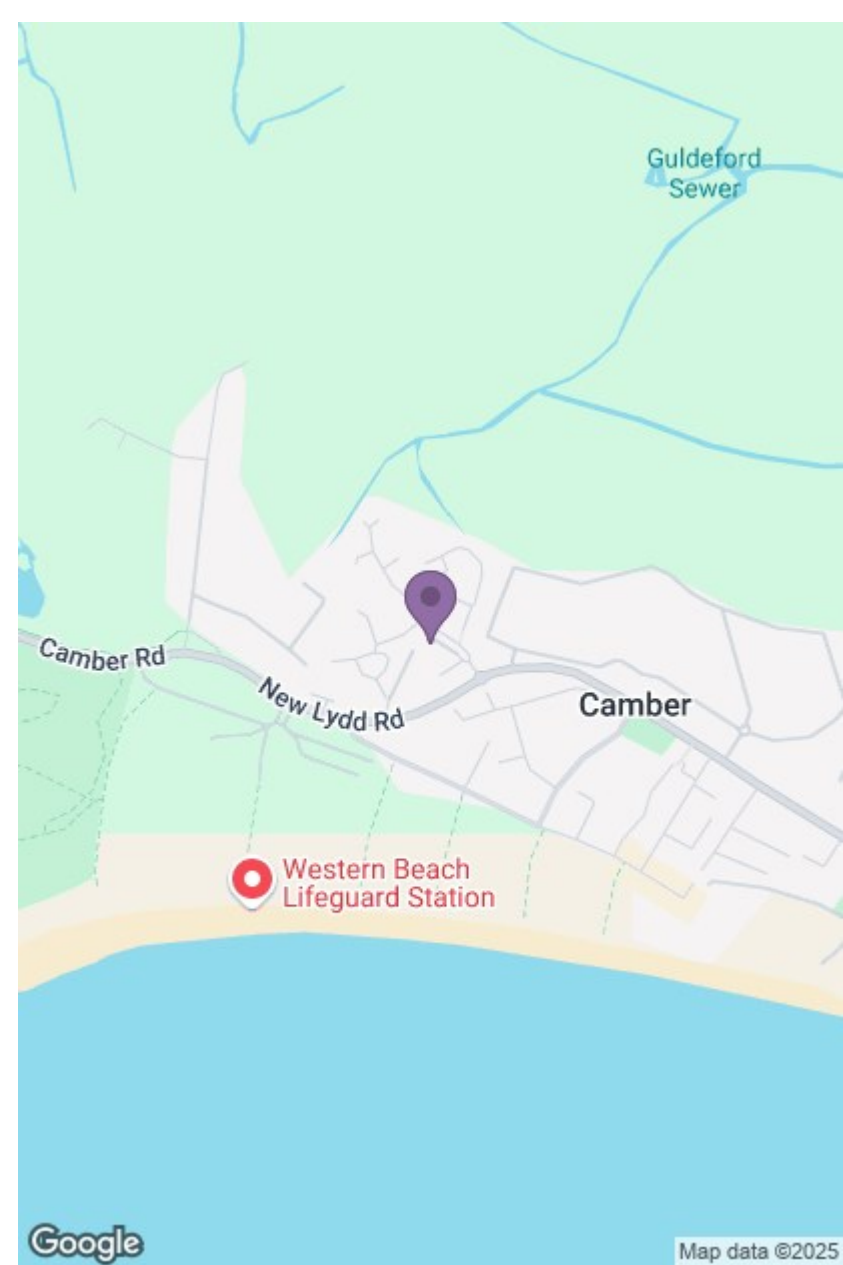
GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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