

**RUSH  
WITT &  
WILSON**



**19 Pleasance Road North, Lydd On Sea, East Sussex TN29 9NU  
Guide Price £295,000**

**COASTAL HOME BACKING ONTO THE FAMOUS  
MINATURE RAILWAY**

Rush Witt & Wilson are pleased to offer an attached beach style home in the coastal village of Lydd-on-Sea.

The well proportioned accommodation comprises living room, kitchen / dining room, garden room, two double bedrooms, one with ensuite and a shower room.

The outside space is a particular feature being of good size and designed for ease of maintenance.

There are a number of outbuildings considered suitable for a variety of purposes.

Parking to the front. Offered CHAIN FREE

For further information and to arrange a viewing please call 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 Minature Railway which passes the property and has a station at nearby Romney Sands Holiday Park.

**Entrance Porch**

8'8" x 4'9" (2.66 x 1.45)

Double doors to the front.

**Living Room**

13'6" x 8'11" (4.12 x 2.73)

Door to the front.

**Inner Hallway****Utility Area.**

5'0" x 4'9" (1.54 x 1.47)

Window to the front.

**Bedroom**

11'4" x 8'0" (3.46 x 2.45)

Sliding door to the rear leading to Garden Room.

**Shower Room**

5'8" x 5'1" (1.74 x 1.55)

Shower cubicle, wash basin and wc. Generous wall tiling. Window to the front.

**Kitchen / Dining Room**

10'11" x 10'9" (3.34 x 3.30)

Fitted with a range of traditional style cupboard / drawer base units. Worktop with inset sink. Space and point for cooker. Space and plubing for dishwasher. Window to the rear overlooking the garden. Further window and door to the side.

**Garden Room**

15'11" x 11'10" (4.86 x 3.63)

The hub of the home, a light and airy space with access to garden.

**Bedroom**

18'7" x 8'11" (5.67 x 2.73)

Window and door to the side.

**Ensuite Shower Room**

6'9" x 5'8" (2.08 x 1.75)

Shower cubicle, wash basin and wc. Window to the side.

**Outside**

There is a hardstanding to the front providing off road parking.

The rear garden is of good size, designed with a beach theme incorporating pebbled areas complimentary planting and decked terraces.

**Garden Store**

9'1" x 8'7" (2.77 x 2.63)

Detached timber building considered suitable for a variety of purposes, subject to any necessary consent. Window and door to the front.

**Games Room**

13'8" x 9'8" (4.18 x 2.96)

A great family entertaining space.

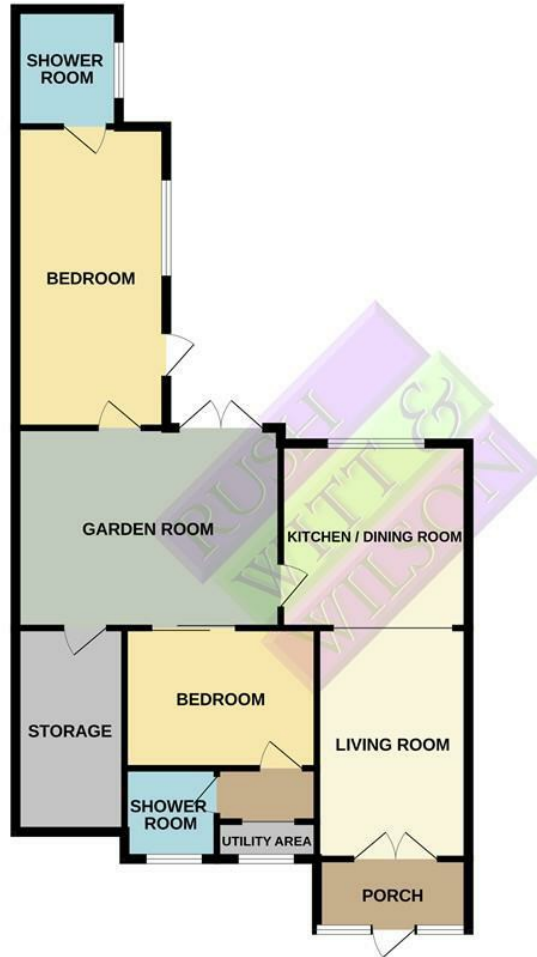
**Agents Notes**

Private Drainage

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 B



Whilst every attempt has been made to ensure the accuracy of the floorplan and the location of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon as a statement of fact. The services, systems and appliances shown have not been inspected and their operability or efficiency can be given. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			30
(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	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) 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	

