

**RUSH
WITT &
WILSON**



**The Ark , Jury's Gap, East Sussex TN31 7SG
Guide Price £675,000**

STUNNING SEA VIEWS CURRENTLY OPERATING AS A SUCCESSFUL HOLIDAY LET

Rush, Witt & Wilson are pleased to offer a unique Beach House providing spacious and versatile accommodation arranged over three floors.

Having operated as a successful holiday let for a number of years and continuing to do so, this ready made investment is the perfect opportunity for any discerning investor.

The ground floor comprises living / dining room with access to terrace, kitchen, two bedrooms and a wet room. There is a further living room on the first floor with balcony, small kitchenette, three further bedrooms and family bathroom. The top floor boasts an impressive living space and balcony with far reaching sea views, another double bedroom and a shower room.

There is off road parking for multiple vehicles to the rear and garden to the side for

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



Locality

The Ark occupies a tucked away, semi rural location in the hamlet of Jury's Gap, just outside the increasingly popular coastal destination of Camber.

Camber offers a range of facilities for day-to-day needs, including general stores, restaurants and public houses.

Further shopping sporting and recreation amenities, together with a railway station, will be found in the Ancient Cinque Port Town of Rye which is only a short drive away and can also be accessed via a cycle route and public transport.

There is a newly constructed promenade extending Jurys Gap to Camber and the famous sand dunes, all forming part of the stunning coastline of the Rye Bay.

Reception lobby

Steps descent to hallway

Living / dining room

21'11" x 18'4" (6.7 x 5.6)

Triple aspect with windows to either side, further window and sliding door to the front giving access to terrace.

Kitchen

15'4" x 9'2" (4.68 x 2.81)

Fitted with a range of modern cupboard and drawer base units, complementing wood block work top with inset sink. Space and point for range. Integrated dishwasher. Space for appliances. Window to the side.

Bedroom

8'8" x 8'7" (2.65 x 2.64)

Window to the side and rear.

Bedroom

12'0" x 8'5" (3.68 x 2.57)

Window to the side and rear.

Wetroom

8'3" x 4'9" (2.54 x 1.47)

Extensive wall and floor tiling. Bespoke wash stand, drenching shower and wc. Window to the side.

First Floor Landing

Stairs rise from the ground floor.

Living Room

22'0" x 18'6" (6.73 x 5.66)

A further triple aspect living space, windows to either side and door to the front opening to a full width balcony.

Kitchenette

8'4" x 6'2" (2.56 x 1.89)

A useful facility with a range of base units and matching wall mounted cabinets. Worksurface with inset sink. Ceramic hob with oven beneath. Window to the side.

Bedroom

11'7" x 9'4" (3.55 x 2.86)

Window to the side.

Family Bathroom

8'3" x 4'9" (2.53 x 1.47)

A white suite comprising panel bath with shower / screen over. Wash basin and wc. Window to the side.

Bedroom

9'2" x 8'10" (2.80 x 2.70)

Window to the rear. Rural views

Bedroom

12'5" x 8'9" (3.79 x 2.68)

Window to the rear again with distant rural views.

Second floor

Stairs rise from the first floor landing.

Landing / kitchenette

11'5" x 7'10" max (3.5 x 2.4 max)

Fitted with a range of base and wall cupboards. Worksurface with inset hob and oven beneath. Sink unit. Space and plumbing for washing machine. Deep storage cupboard.

Lounge

18'8" x 16'0" (5.7 x 4.9)

Open plan living space with full height windows to the front and door to balcony. Views over Camber and the Rye Bay to Fairlight in the distance

Bedroom

15'8" x 11'1" (4.8 x 3.4)

Window to the rear

Shower room

8'2" x 5'1" (2.5 x 1.56)

Shower tray and screen, wash basin and wc. Tiled walls. Skylight.

Outside

There is a pebbled hardstanding to the rear of the property used for parking.

To the side, an area of lawned garden which together with the front terrace is ideal for alfresco dining.

Agents Notes

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 - TBC

HOLIDAY LET / INVESTMENT POTENTIAL

The property has most recently been operated as a successful holiday let. Further information available on request.



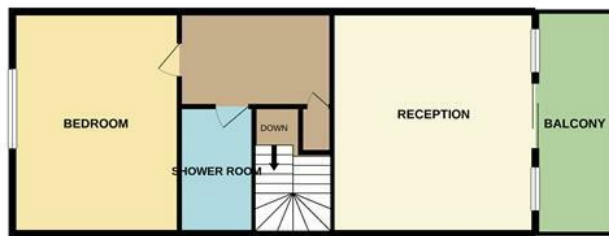
GROUND FLOOR



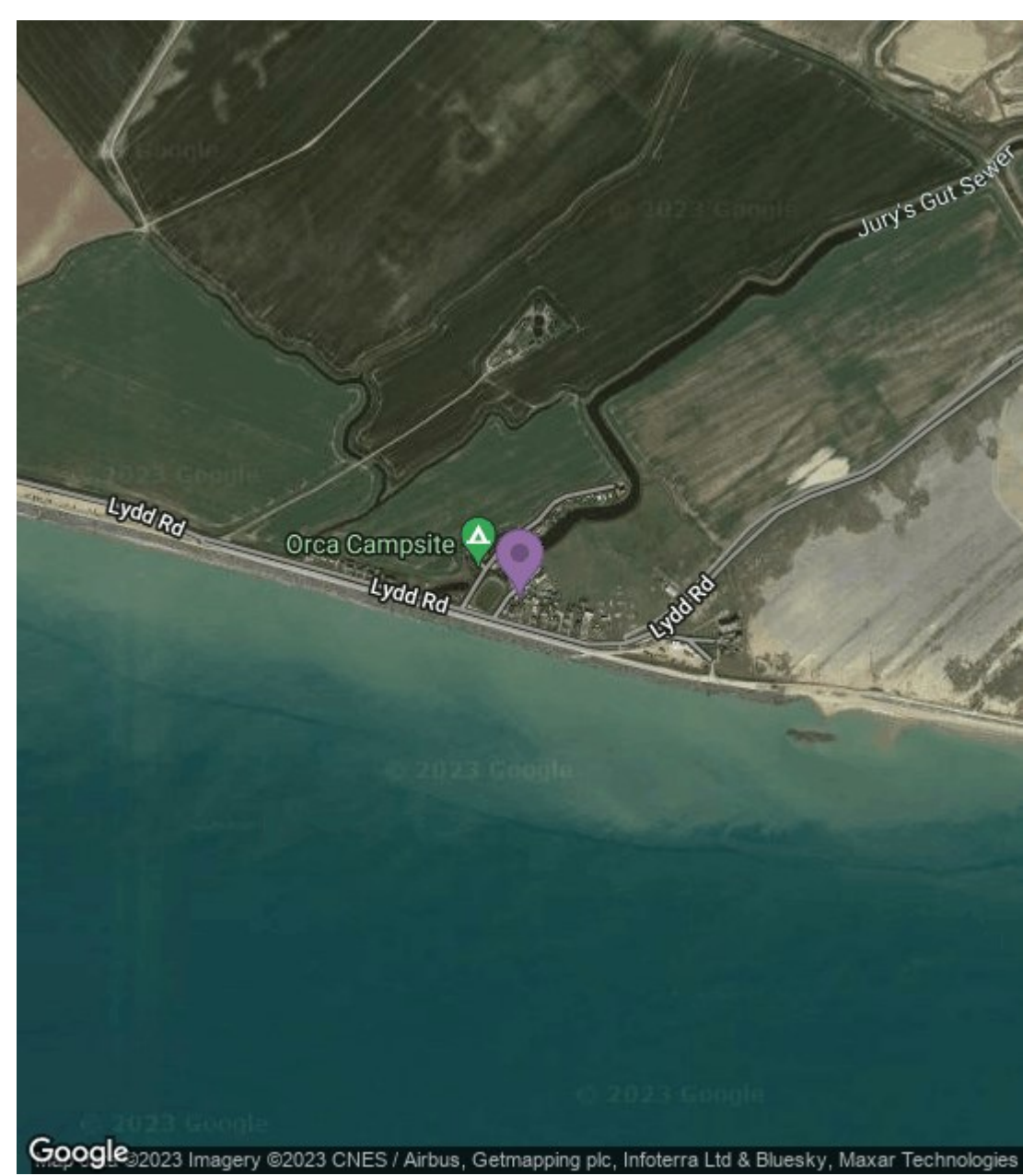
FIRST FLOOR



SECOND FLOOR



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	
	Potential
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 ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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