

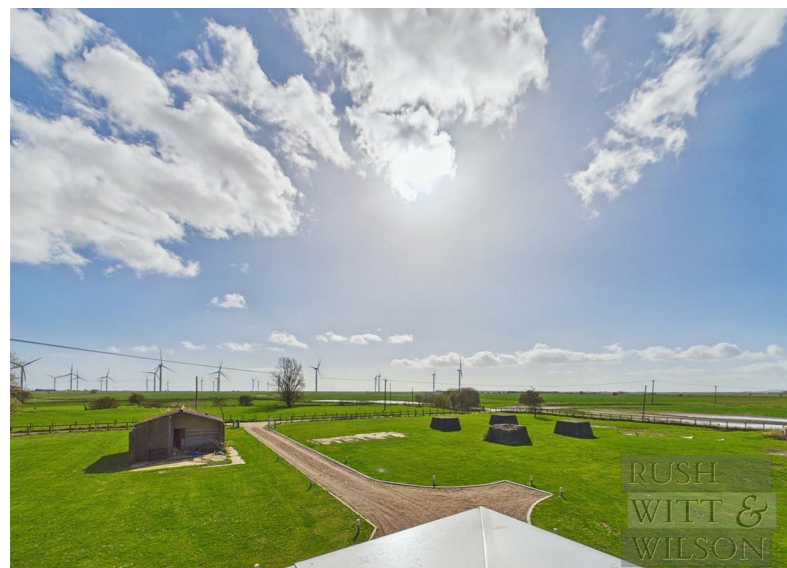
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**Radar House Guldeford Lane, Rye, TN31 7PG**  
**Guide Price £695,000**

Rush Witt & Wilson are pleased to offer a unique detached dwelling, a sympathetic conversion of a former radar station, to provide generously proportioned accommodation over two floors. The ground floor comprises an enormous living/dining room, study, open plan kitchen/dining room and a shower room. The central reception hallway has stairs rising to the first floor where there are four rooms and a luxuriously appointed bathroom. From three of the rooms doors open onto a roof terrace, from which extensive uninterrupted rural views are enjoyed. Work has been completed to a high specification, other internal benefits include underfloor heating to the ground floor, wired sound system, installed close circuit TV and a modern kitchen with a range of integrated appliances and granite worktops. The property sits in gardens and grounds in excess of 1.75 acres (TBV), there is a redundant outbuilding which is considered suitable for a variety of purposes, subject to the necessary consents. The property occupies a rural location in the hamlet of East Guldeford, just east of the ancient town of Rye. Rye is a cosmopolitan town with a bustling town centre offering a fine selection of specialist and general retail stores, historic inns and restaurants as well as contemporary wine bars, coffee shops and eateries. The famous medieval Citadel is a particular feature in addition there is a working quayside, weekly general market, and sports centre with indoor swimming pool. There are rail services to Ashford where there are high speed connections to London. Situated on the Romney Marsh, farmland abuts whilst the seaside village of Camber is only a short drive away being home of the famous sand dunes and forming part of the Rye Bay, the stunning coastline of which also includes miles of open shingle beach which extend from the cliffs at Fairlight to a Nature Reserve at Rye Harbour where mooring and launching facilities are also available. For further information 01797 224000.



**Hallway**

15'9 x 15' (4.80m x 4.57m)

**Living/Dining Room**

25'7 x 26'7 (7.80m x 8.10m)

**Kitchen/Dining Room**

25'9 x 11'8 (7.85m x 3.56m)

**Study**

9'1 x 8'7 (2.77m x 2.62m)

**Shower Room**

4'4 x 5'9 (1.32m x 1.75m)

**First Floor****Landing**

4'5 x 13' (1.35m x 3.96m)

**Bedroom**

12'9 x 9'9 (3.89m x 2.97m)

**Bedroom**

9'5 x 12'10 (2.87m x 3.91m)

**Bedroom**

9'7 x 7'6 (2.92m x 2.29m)

**Bedroom**

6'4 x 10'6 (1.93m x 3.20m)

**Bathroom**

7'5 x 5'4 (2.26m x 1.63m)

**Agents Note**

Council Tax Band - TBA

Please note, the title comprises approx. 1.75 acres of garden and grounds, there are further plots within the curtilage and some titles included within that, are not currently within the ownership of our client, details on request.

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>



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Floor 0



Floor 1



Approximate total area<sup>m</sup>

175.6 m<sup>2</sup>  
1891 ft<sup>2</sup>

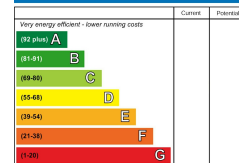
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

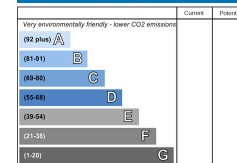
GIRAFFE 360

**Energy Efficiency Rating**

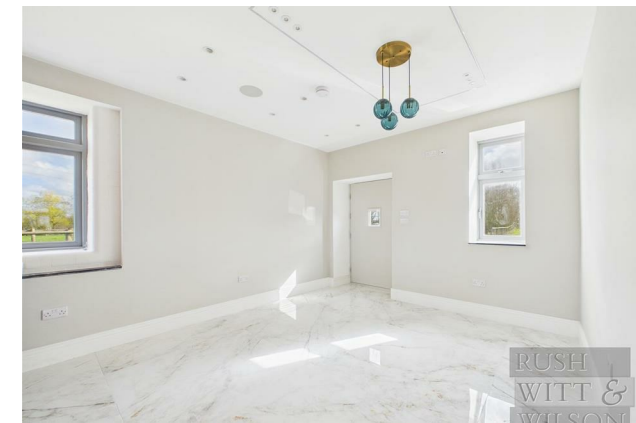


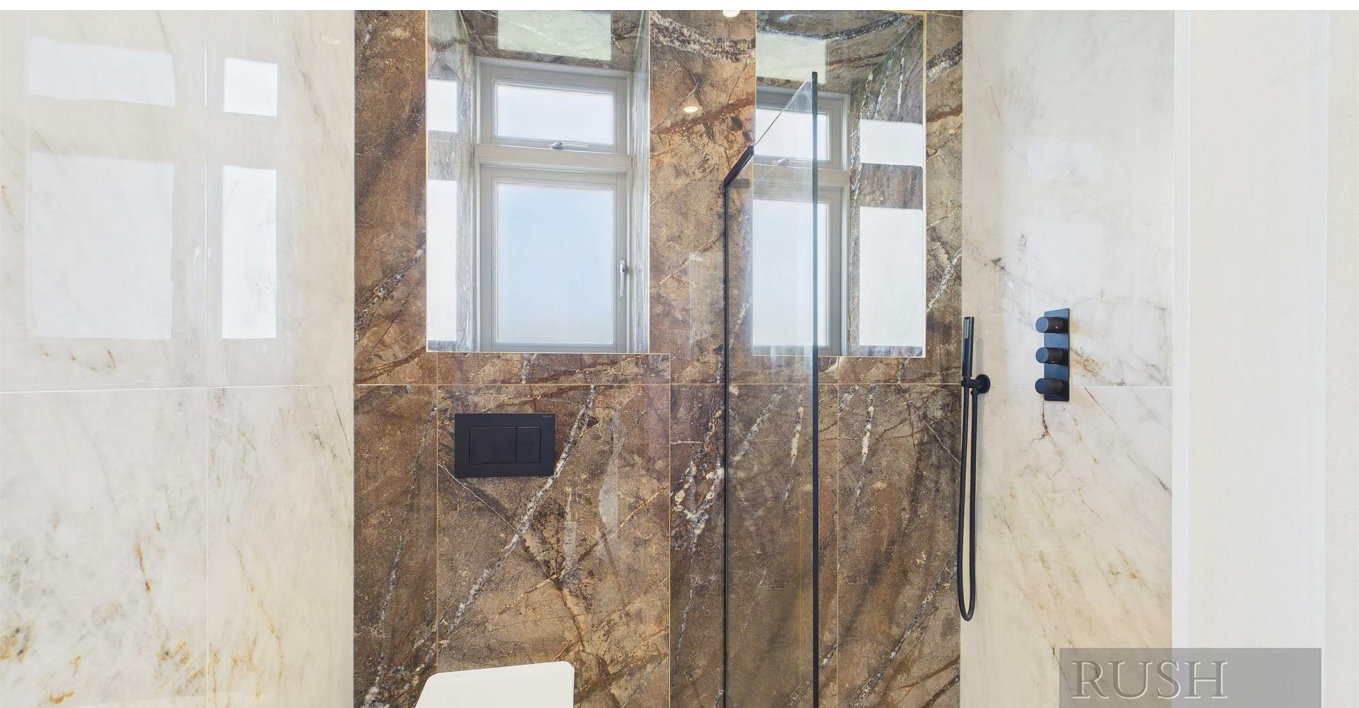
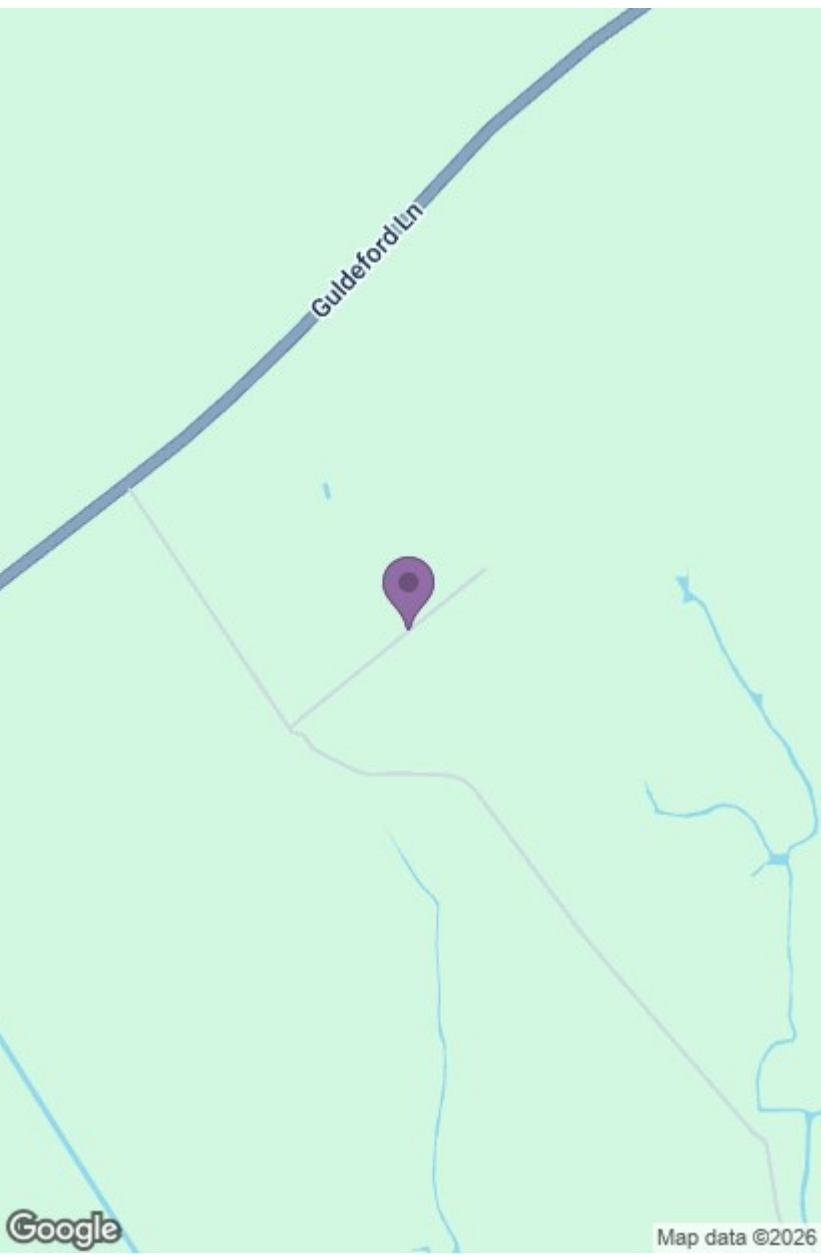
England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC





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