

RUSH
WITT &
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9 New Hall High Street, Romney Marsh, Kent TN29 9AJ
Offers In Excess Of £505,000

LARGE / EXTENDED FAMILY with HOME / INCOME potential.

Rush Witt & Wilson are pleased to offer an attractive Grade II listed house with period features in the heart of Lydd.

The tastefully presented, spacious and versatile accommodation will appeal to a variety of buyers and principally comprises reception room, living room with an impressive inglenook, dining room, kitchen and cloakroom on the ground floor. On the first floor there are five bedrooms, one with an ensuite shower room and also a family bathroom.

To the rear, forming part of the same house with both separate and connecting access there is ANNEXED ACCOMMODATION comprising sitting room, kitchen / breakfast room, garden room, two bedrooms and a bathroom.

Enclosed private garden to the rear with paved patio, area of lawn and a further patio. Workshop / garage.

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



Locality

Situated in the heart of Lydd on the Romney Marsh. The town offers a range of daily amenities including general stores, post office, butchers, hair dressers and chemist as well as primary school, public houses and restaurants. Further shopping sporting and recreation facilities will be found in the neighbouring towns of Rye and New Romney. There is also an airport and Golf Club. Dungeness National Nature Reserve is near by as are the sand dunes at Camber and Greatstone.

Reception Room

19'2" x 15'10" (5.86 x 4.83)

Kitchen/Breakfast Room

17'4" x 12'3" (5.29 x 3.75)

Dining Room

19'0" x 13'4" (5.81 x 4.08)

Rear Lobby

Living Room

27'3" x 15'4" (8.31 x 4.69)

Cloak Room

5'5" x 3'10" (1.67 x 1.17)

First Floor Landing

Bedroom

16'3" x 12'2" (4.96 x 3.73)

Bedroom

14'6" x 10'8" (4.43 x 3.27)

Shower Room

7'6" x 5'8" (2.29 x 1.75)

Bedroom

15'4" x 13'2" (4.69 x 4.02)

Ensuite Shower Room

8'3" x 4'3" (2.52 x 1.30)

Bathroom

12'3" x 7'8" (3.74 x 2.36)

Bedroom

11'6" x 11'3" (3.51 x 3.45)

Landing / Study Area

11'4" x 5'8" (3.46 x 1.75)

Bedroom

16'5" x 12'2" (5.02 x 3.71)

Annex

Porch / Reception Area

14'5" x 4'3" (4.41 x 1.32)

Cloak Room

4'4" x 4'3" (1.33 x 1.32)

Sitting Room

16'1" x 12'8" (4.92 x 3.88)

Kitchen / Dining Room

12'9" x 8'10" (3.90 x 2.71)

Garden Room

10'0" x 5'11" (3.06 x 1.82)

First Floor Landing

Bedroom

12'9" x 10'11" (3.89 x 3.34)

Bedroom

12'8" x 8'6" (3.88 x 2.60)

Bathroom

8'2" x 5'8" (2.51 x 1.75)

Outside

Enclosed private garden to the rear with paved patio, area of lawn with established beds and a further terrace. Access to garage/ workshop. Pedestrian gate to the side.

Garage / Workshop

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.

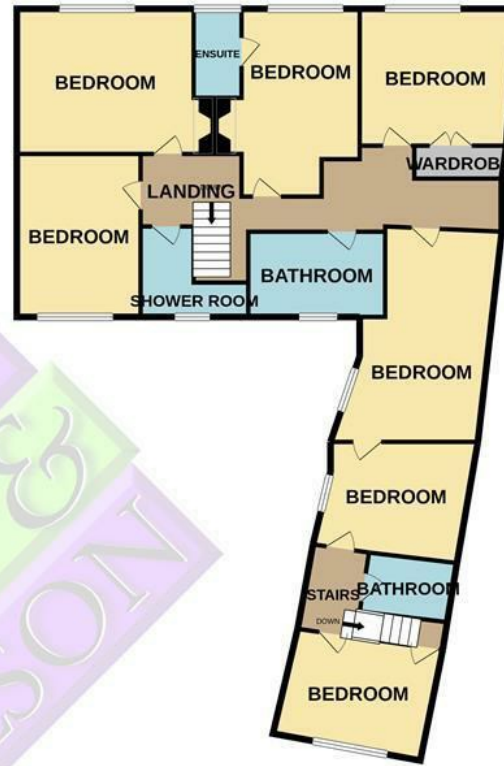
Access to the garage / workshop and side gate is by licence, details on request.



GROUND FLOOR



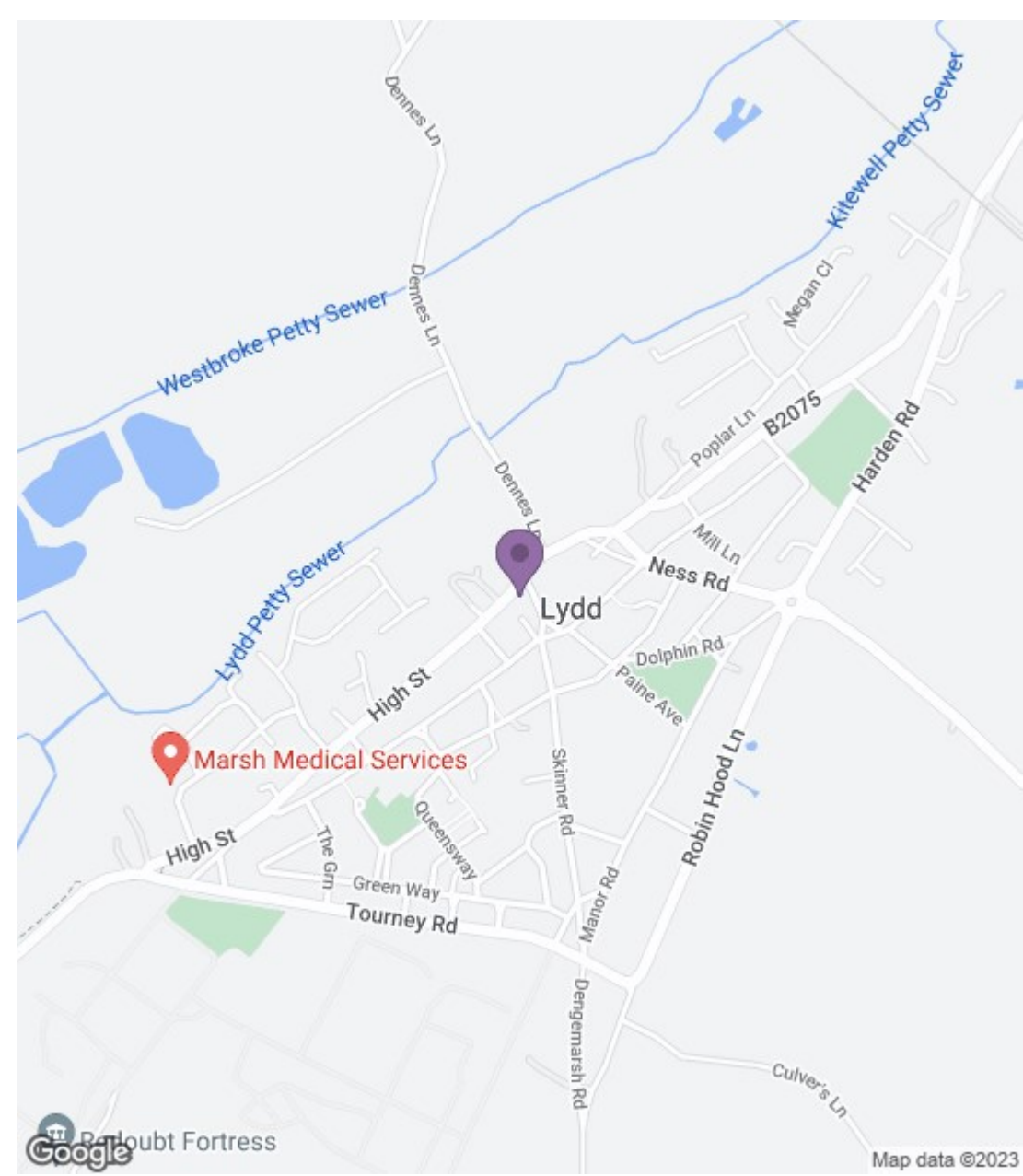
1ST FLOOR



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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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