RUSH WITT & WILSON



Juniper Old Brickyard, Rye, East Sussex TN31 7EE
Price Range £475,000 - £500,000 Freehold

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Residential Estate Agents
Lettings & Property Management

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PRICE RANGE £475,000 - £500,000
Nestled in the charming area of Old Brickyard, Rye, this delightful detached bungalow offers a unique blend of comfort and character. Built in 1974, the property boasts a quirky design that sets it apart from the ordinary. With three well-proportioned bedrooms, it provides ample space for families or those seeking a peaceful retreat. The bungalow features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential. Additionally, the property includes two bathrooms, catering to the needs of modern living. One of the standout features of this home is the generous parking space, accommodating up to three vehicles, which is a rare find in such a desirable location. The proximity to Rye adds to the appeal, offering easy access to local amenities, shops, and the stunning coastline. This property is ideal for those looking for a spacious and charming home in a picturesque setting. Whether you are a first-time buyer, a growing family, or someone seeking a tranquil place to retire, this bungalow presents an excellent opportunity to create lasting memories in a wonderful community. Don't miss the chance to make this delightful property your own.

Locality
Juniper occupies a tucked away position, approached by an un-made lane, a level walk to the town and a extensive range of daily amenities to include supermarket, an array of specialist and general retail stores, historic inns and restaurants as well as contemporary wine bars and eateries.

Rye also boasts a sports centre with indoor swimming pool, primary and secondary schooling and a railway station which affords easy access to Brighton and to Ashford where there are connecting high services to London.

At nearby Rye Harbour there are mooring and launching facilities available and via the nature reserve there is access to miles of open shingle beach which extends to the cliffs at Fairlight.

Entrance Vestibule
6'3 x 6'2 (1.91m x 1.88m)
Stable door to conservatory.

Conservatory/Garden Room
21'7 x 13'5 narrowing to 6'2 (6.58m x 4.09m narrowing to 1.88m)
Double doors to the rear, personal door to garage.

Utility Area
11'9 x 7'6 (3.58m x 2.29m)
High level windows to the front, wall mounted gas fired boiler, range of built-in cupboards, space and plumbing for washing machine, deep cloaks cupboard, door to:

Kitchen/Dining Room
21'8 x 12'2 (6.60m x 3.71m)
Window to front, vaulted ceiling, skylight to the rear, fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards and glazed cabinets, complimenting worktop with inset ceramic sink and inset five burner gas hob with oven beneath and extractor over, space for free standing appliances, breakfast bar, door to:

Living Room
14'4 x 12'2 (4.37m x 3.71m)
Double doors to the rear leading out to the courtyard garden.

Inner Lobby

Bedroom
13'9 x 9'7 (4.19m x 2.92m)
Window to the front, built-in wardrobes.

Bedroom
13'9 x 9'7 (4.19m x 2.92m)
Window to the rear, built-in wardrobes.

Shower Room
7'6" x 5'10" (2.29m x 1.79m)
Window to the side elevation, shower cubicle, wash hand basin, low level wc.

Main Bedroom
14'8 x 11'9 (4.47m x 3.58m)
Double aspect with window to the side and rear elevations.

Bathroom
8'6 x 8'3 (2.59m x 2.51m)
Panelled bath with mixer tap and hand held shower attachment, pedestal wash basin, wc.

Outside

Front Garden
Hardstanding used for off road parking, access to:

Garage
20' x 9'11 (6.10m x 3.02m)
Electric roller door to the front, personal door to the side leading to the conservatory/garden room.

Rear Garden
Courtyard style garden accessed from the living room and conservatory, bordered by a raised bed, gated pedestrian access to the left hand side.

Agents Note
Council Tax Band - E

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:

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4. VAT: The VAT position relating to the property may change without notice.

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GROUND FLOOR
1587 sq.ft. (147.4 sq.m.) approx.



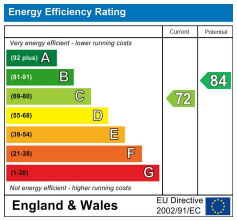


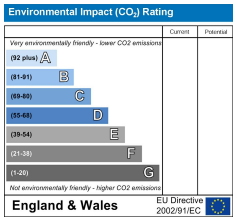




TOTAL FLOOR AREA : 1587 sq.ft. (147.4 sq.m.) approx.

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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The Property Ombudsman
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