

**RUSH
WITT &
WILSON**



**2 Old Brickyard, Rye, TN31 7EE
Guide Price £575,000**

FAMILY HOME WITH SELF CONTAINED ANNEXE.

Rush Witt & Wilson are pleased to offer a substantial attached property comprising three bedroom house and annexe, which is currently being used as a Holiday Let Business

The main house offers three bedrooms and a bathroom to the first floor, double aspect living room, breakfast room, kitchen and shower room on the ground floor.

The adjoining SELF CONTAINED ANNEXE comprises of a generous open plan kitchen/living room, shower room and first floor bedroom. The property will undoubtedly appeal to a variety of buyers being considered suitable for large family occupation but equally suitable for those seeking accommodation for extended family or home and income or work from home purposes.

There is parking provision to the front for two vehicles, low maintenance rear garden.

For further information and to arrange a viewing, please contact our Rye Office 01797 224000.



Locality

The property 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 speed, 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 Hall

Window to the front elevation, glazed panelled door to the side elevation, storage cupboard housing wall mounted boiler, stairs rising to the first floor, doors off to the following:

Shower Room

8'10 x 4'11 (2.69m x 1.50m)

Window to the rear elevation, shower cubicle, wash hand basin, low level wc, tiled floor.

Living Room

16' x 12'4 max (4.88m x 3.76m max)

Double aspect with windows to the front and side elevations.

Breakfast Room

10'11 x 8'10 (3.33m x 2.69m)

Double multipaneled glazed doors from the entrance hall, open plan to:

Kitchen

13'3 x 8'9 (4.04m x 2.67m)

Fitted with a range of traditional style cupboard and drawer base units with matching matching wall mounted cabinets, worktop surface with inset sink, four burner gas hob with oven beneath and extractor canopy above, space and plumbing for washing machine, space for fridge/freezer, tiled floor, window and glazed panelled door to the rear elevation.

First Floor

Landing

Access to loft space, doors off to the following:

Bedroom

14'7 x 9'7 max (4.45m x 2.92m max)

Double aspect with windows to the side and rear elevations, built in wardrobe.

Bedroom

9'8 x 7'11 (2.95m x 2.41m)

Double glazed window to the front elevation.

Bedroom

6'9 x 6'8 (2.06m x 2.03m)

Window to the front, built in cupboards.

Bathroom

8'9 x 6'2 (2.67m x 1.88m)

A white suite comprising panel enclosed bath, pedestal wash hand basin, low level wc, tiled surround, window to the rear.

Self Contained Annexe

Open Plan Kitchen/Living Room

18' x 16'9 (5.49m x 5.11m)

A light and airy space with window to the front, further window and glazed panelled door to the rear, stairs rising to the first floor, the kitchen area is extensively fitted with a range of cupboard and drawer base units, matching wall mounted cabinets, worktop surfaces, space for cooker, space for fridge, door through to:

Shower Room

6'7 x 4'11 (2.01m x 1.50m)

Shower cubicle, pedestal wash hand basin, low level wc, window to the front.

First Floor

Bedroom

20' x 12'6 max (6.10m x 3.81m max)

Window to the rear, access to eaves storage.

Outside

Front Garden

Hardstanding providing off road parking for two vehicles, gated pathway to the left hand side.

Rear Garden

Divided with a private area accessed from the annexe, the

remaining terrace garden has been designed for ease of maintenance being predominantly paved, mature conifer hedging to the rear boundary providing privacy and seclusion.

Agents Note

House Council Tax Band - C

Annexe Council Tax Band - A

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).

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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](https://rushwittwilson.co.uk/privacy-policy)



GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.6 sq.m.) approx.



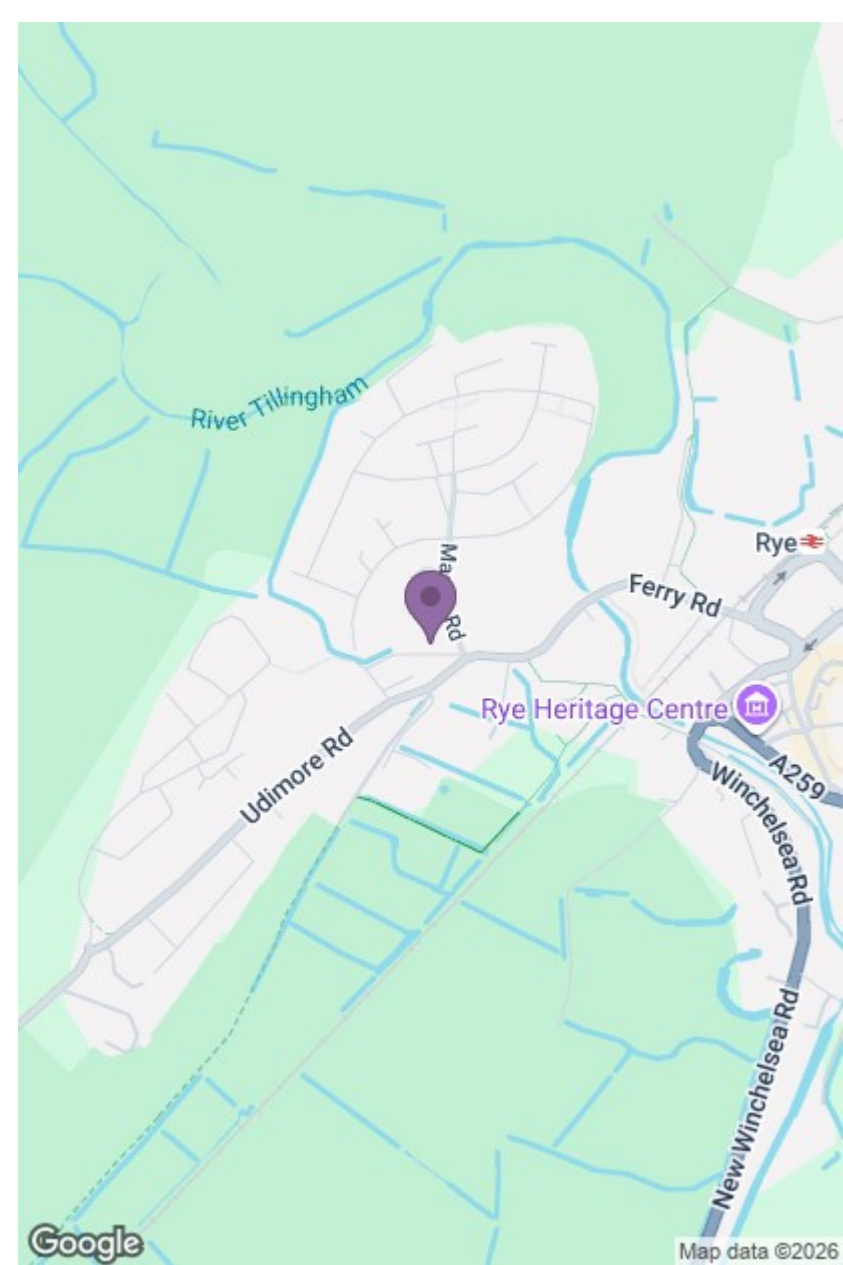
TOTAL FLOOR AREA : 1588 sq.ft. (147.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-33) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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