RUSH WITT & WILSON

The Dees Tram Road, Rye Harbour, East Sussex TN31 7TY
Guide Price £325,000

RUSH WITT & WILSON are pleased to offer a unique attached dwelling occupying a tucked away location in the coastal village of Rye Harbour.

The light, airy and well presented accommodation comprises an open plan living room and kitchen with vaulted ceiling. There is a double bedroom and modern bathroom. Garden to the front enjoying a southerly aspect. Parking space opposite.

This stylish home will appeal to a variety of buyers being considered equally suitable as a main residence or second home / investment purchase.

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

Locality
The property occupies a tucked away location towards the end of an unmade lane within the picturesque coastal village of Rye Harbour only a short walk from the estuary of the River Rother.

The village offers a general store, café, public house / restaurant, parish church and a community hall. Also a yacht club and mooring / launching facilities.

The Rye Harbour Nature Reserve, with Visitor Centre / coffee shop, is a Site of Special Scientific Interest, readily accessible and gives access to miles of shingle beach extending to Winchelsea Beach and on to the cliffs at Fairlight. This stunning coastline forms part of the the Rye Bay, home also to the famous Camber Sands which are only a short drive away.

Further shopping, sporting and recreational amenities can be found in the near by town of Rye where there is a railway station with services to Brighton and to Ashford with high speed connections to London.

Reception Hallway
Door to the front.

Living Room / Kitchen
23'10" x 12'3" (7.27 x 3.75)

Living Room
An impressive light and airy open plan space with vaulted ceiling, two windows to the front and another to the side. Log burner. Access to useful mezzanine storage extending over the kitchen.

Kitchen
Extensively fitted with a range of modern shaker style cupboard / drawer base units and complementing wooden worktops. Inset hob with oven beneath and extractor over. Display / storage shelving. Upright cupboard housing water cylinder. Space and plumbing for washing machine and space for fridge /freezer. Window to one side and door to the other.

Bedroom
13'3" x 10'1" (4.05 x 3.08)
Window to the front. Vaulted ceiling.

Bathroom
7'0" x 5'3" (2.14 x 1.62)
Fitted with a modern white suite comprising bath with shower / screen, suspended wash basin and wc. Window to the rear. Heated towel rail.

Outside
There is a beach terrace to the front.

Gate opens to an enclosed courtyard style garden, securely fenced with decked terrace to the front and paved area to the side.

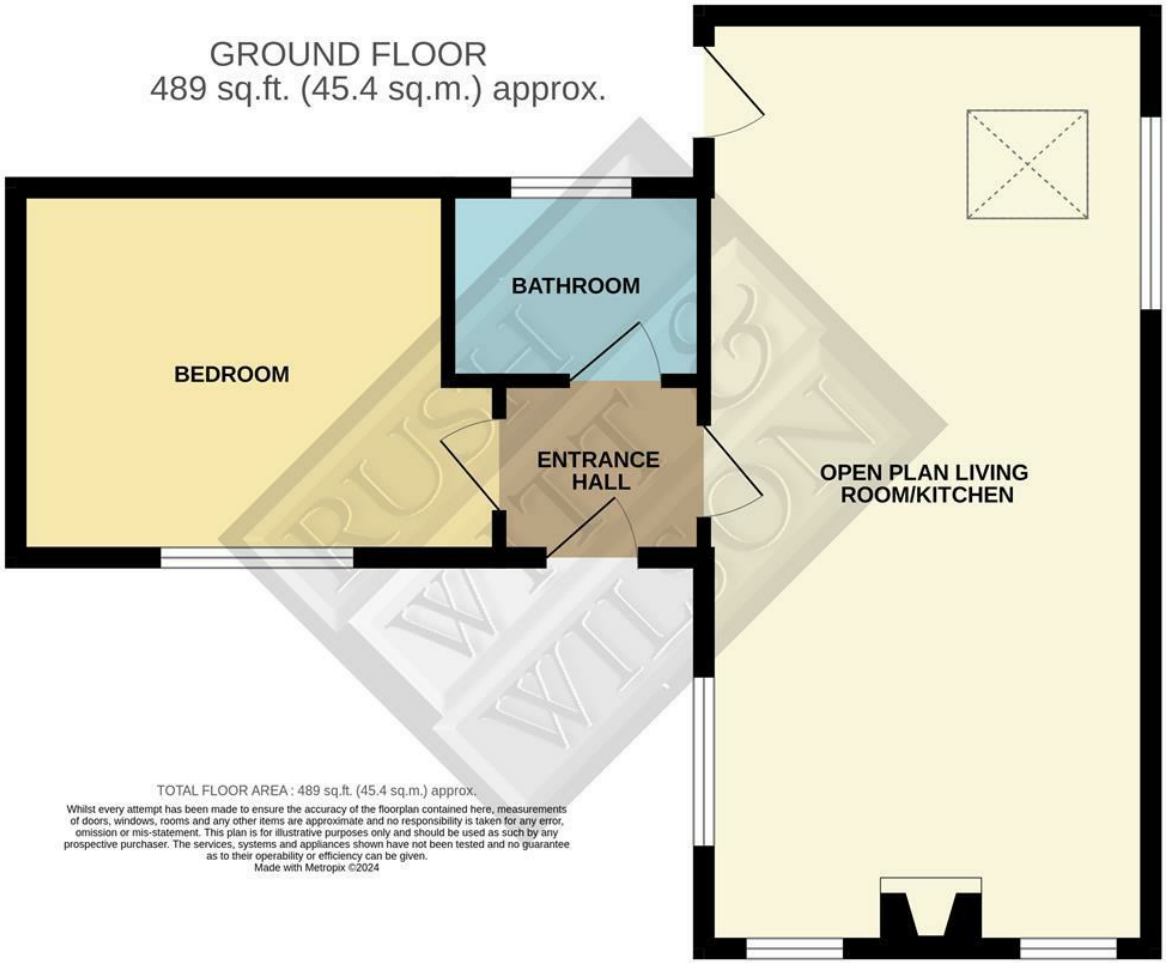
A path extends to the rear where there is an oil storage tank and boiler.

Parking
There is a space opposite the property, details / plan on request.

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 B



TOTAL FLOOR AREA : 489 sq.ft. (45.4 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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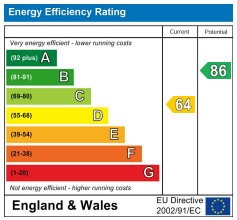

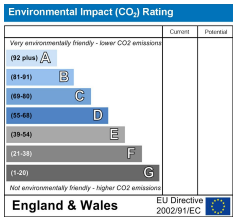

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