

**Warner Gray**



**Jubilee,  
8 Tram Road, Rye Harbour, Rye, East Sussex TN31 7TY**

## Jubilee, 8 Tram Road, Rye Harbour TN31 7TY Guide Price : £425,000

This detached 2 double bedroom period bungalow with good size garden, situated a stones throw from the beach at Rye Harbour and just 2 miles from the historic Cinque Port town of Rye, offers an exciting renovation or development opportunity, subject of course to the necessary permissions.

Built in 1938 and still retaining many of its original features, this much loved home has been in the same family for at least two generations.

Now in need of some modernisation, this unique property offers much in the way of potential. There is scope to either update the house as it stands or extend or replace the current bungalow to create a lovely bespoke home (stpp).

The garden, which wraps around the property on all sides would certainly accommodate a larger footprint or garage to the side, where there is currently a hard standing for parking.

The property is situated close to the harbour, nature reserve and beach and would be perfect for a buyer who wants to spend more time communing with nature. Due to its location in a highly desirable tourist area, it would also suit someone looking for a coastal retreat or investment opportunity

- Detached 2 double bedroom 1930's bungalow
- Potential to modernise / extend / replace (stpc)
- Garden surround the property on all sides
- Good size plot with hard standing for parking
- Located on a no-through road close to amenities
- Short walk to harbour, nature reserve and beach
- Historic Cinque port town of Rye 2 miles distant
- Station in Rye with lines to Brighton & Ashford

**SITUATION:** This property is situated along a no-through road in the centre of the popular coastal village of Rye Harbour. The area offers a rich maritime history and there remains a small fishing fleet and yacht moorings nearby. Admiralty jetty is just a short walk from the house, as is the stunning Rye Harbour Nature Reserve (a site of Special Scientific Interest), which not only boasts birds from all over the world, but also has many beautiful walks along the surrounding scenic coastline and a Discovery centre with cafe and other facilities. At the harbour, there is also a popular pub and cafe, art gallery, Life Boat station and general stores. The historic Cinque Port town of Rye, which is 2 miles distant, enjoys superb medieval architecture and offers a wonderful range of interesting shops, leisure and recreational amenities along with a good representation of the arts. For travel to London, Rye has rail links to London via Ashford which includes the high speed service to St Pancras.

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The accommodation comprises the following with approximate dimensions:

The front door opens into a **HALLWAY** which forms the centre of this bungalow. Room for freestanding furniture. Loft hatch.

**SITTING ROOM** 11'10 x 10'11. A good size room with window to the front. A fireplace makes a cosy focal point.

**DINING ROOM** 11'4 x 10'11. A double aspect room which is open to the kitchen beyond. Built-in cupboard with hot water cylinder. Fireplace housing oil fired boiler.

**KITCHEN** 7'5 x 6'9. Small range of base cupboards with worktops and sink unit. Large larder cupboard. Space for washing machine and free standing cooker. Door to garden.

**BEDROOM 1** 11'4 x 10'11. Good size double bedroom with window to the rear overlooking the pretty garden.

**BEDROOM 2** 11'10 x 10'10. Spacious double bedroom with window to the front.

**BATHROOM** Comprises a panelled bath, wash basin and WC. Window to rear.

**OUTSIDE** A metal gate leads to a small set of steps and a path that takes you to the front door. To one side of the house, double gates give access to a to a hard standing area used for parking, which could be extended if desired.

The garden, which surrounds the house, is laid mainly to lawn with mature shrubs and pretty flower borders.

A sunny area at the side of the house makes a good place to grow your own produce, while a patio area at the back of the house that is not overlooked, is the ideal place to sit and relax, away from the stresses of the World.

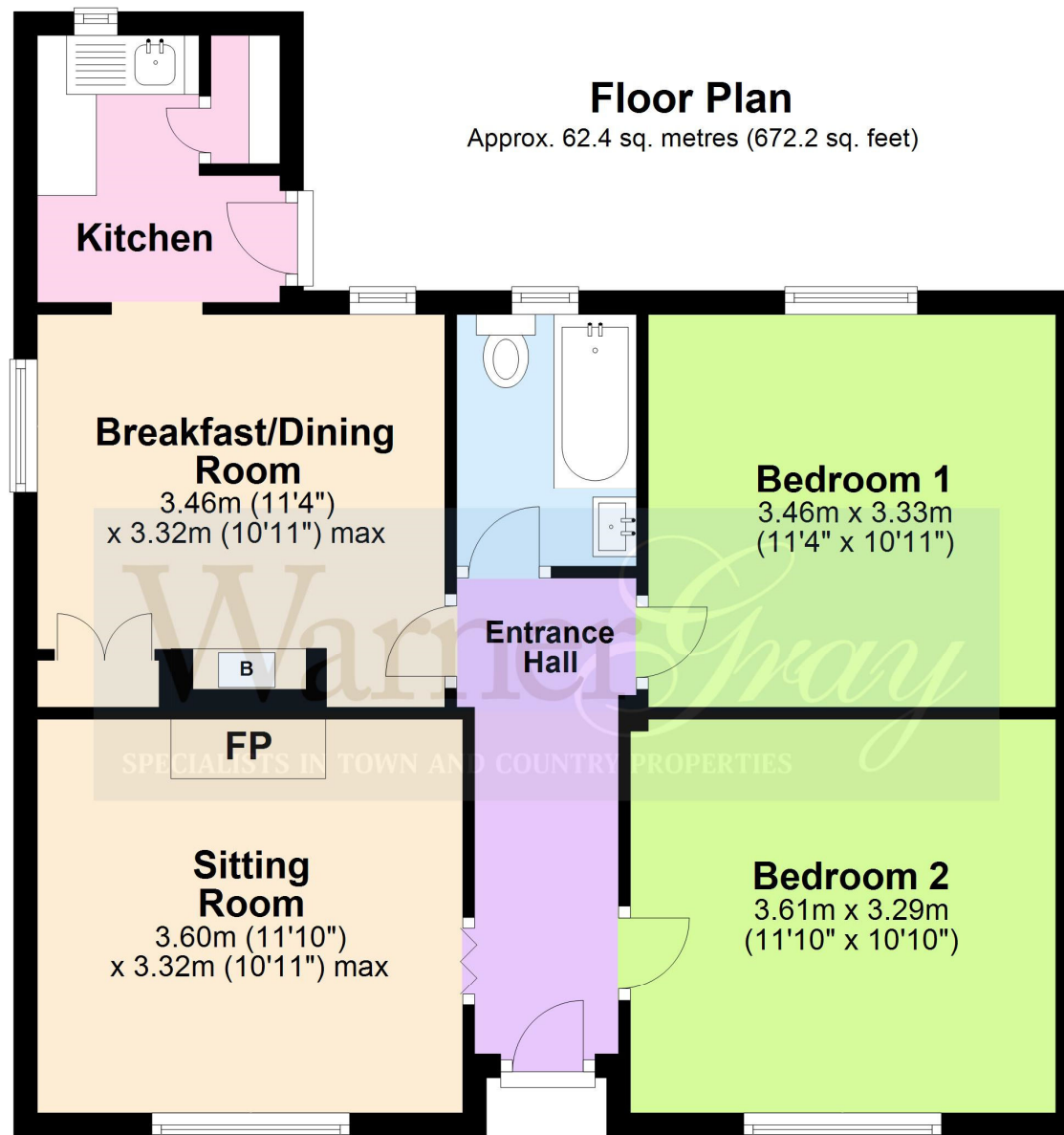
**SERVICES** Mains: water, electricity and drainage. Oil fired central heating. EPC Rating: tba. Local Authority: Rother District Council. **LOCATION FINDER** what3words: ///typically.quicker.kindness



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**Total area: approx. 62.4 sq. metres (672.2 sq. feet)**

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.



