

**RUSH  
WITT &  
WILSON**



**The Gazebo Military Road, Rye, East Sussex TN31 7NY  
Guide Price £650,000**



**Rush Witt & Wilson are pleased to offer an architecturally designed unique detached home with well presented accommodation comprises living room with access to the front balcony, dining room, kitchen/ breakfast room, utility room, bedroom with en-suite bathroom, two further double bedrooms and a family bathroom.**

**There is also a useful loft room used as a home office, a double garage and further drive parking. The landscaped garden is a particular feature and incorporates a paved grade II listed water garden with two inter connecting circular ponds as well as further area to the rear.**

**For further information and to arrange a viewing of this stylish home please call our Rye Office 01797 224000.**





**Locality**

Situated towards the outskirts of Rye, an ancient town on the south coast. Convenient for the town centre with the railway station within walking distance.

Rye offers a wide range of daily amenities to include the bustling high street where there is an array of specialist and general retail stores, supermarket, primary and secondary schooling and sports centre. The town also boasts the famous cobbled Citadel, working quayside, weekly farmers' and general markets.

Beautiful undulating countryside borders the town containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via a nature reserve to miles of open shingle beach which forms part of the stunning coastline of the Rye Bay.

**Entrance Lobby**

Door to the front.

**Cloakroom**

6'5" x 2'4" (1.96 x 0.73)

Wash basin and wc.

**Landing**

Stairs rise.

**Dining Room**

14'6" x 11'11" (4.43 x 3.64)

Double doors to the rear. Window to the side.

**Living Room**

22'2" x 12'8" (6.78 x 3.88)

Full height window to the front. Double doors to the side opening to decked terrace. Feature fireplace.

**Inner Hallway**

Range of built in cupboards with full height sliding doors.

**Utility / Laundry Room**

8'0" x 5'1" (2.46 x 1.56)

Worktop with space and plumbing under for dishwasher and washing machine. Space for fridge freezer. Wall mounted boiler. Stable door to garden.

**Kitchen**

14'4" x 9'11" (4.39 x 3.03)

Fitted with a range of cupboard / drawer base units and matching wall mounted cabinets. Island unit / breakfast bar. Upright unit housing ovens and microwave. Complementing worktop with inset sink. Five burner gas hob.

Window to the rear. Double doors opening to decked terrace.

**First Floor Landing**

Stairs rise from the entrance lobby through a half landing. Skylight to the side.

**Bedroom**

19'8" x 11'10" max (6 x 3.63 max )

A double aspect room with windows to the front and side. Range of built in wardrobes with full height sliding doors.

**En Suite Bathroom**

10'3" x 7'6" (3.14 x 2.29)

A white suite comprises spa bath with center mounted tap and shower attachment. Separate shower cubicle. wash basin and wc. Skylight to the rear.

**Bedroom**

10'10" x 10'3" (3.31 x 3.13)

Skylight to the rear.

**Bedroom**

12'5" x 9'10" (3.8 x 3)

Window to the front.

**Family Bathroom**

A white suite comprises bath with shower / screen over, wash basin and wc. Skylight to the rear.

**Loft Room**

13'1" x 12'3" (4 x 3.75)

Accessed via a space saving staircase a useful space currently utilised as a home office. Skylight to the side.

**Outside**

To the front is a brick paved hard-standing providing off road parking and access to the double garage.

There are established beds to the front containing a variety of shrubs and plants, steps rise to front door and a gated pathway that extends to the right hand side of the property.

Garden and paved area to the rear with doors from the utility room and dining room.

There is a wrap around decked terrace accessed from the kitchen and living room, this leads to the Gazebo and steps decent to the side garden, a Grade II Listed water garden, which we understand advised was designed by Sir Reginald Blomfield. The water garden comprises a large paved terrace with large circular pond and a channel connecting to a further smaller circular pond.

Sir Reginald Theodore Blomfield (20 December 1856 – 27 December 1942) was a prolific British architect, garden designer and author of the Victorian and Edwardian period.

**Garage**

27'3" x 17'10" (8.32 x 5.44)

Two up and over doors to the front. Light, power and water connected.

Potential to convert, subject to necessary consents.

**Gazebo**

6'4" x 6'4" (1.94 x 1.94)

Windows to all sides. Door from decked terrace. Useful storage or could be used as home office.

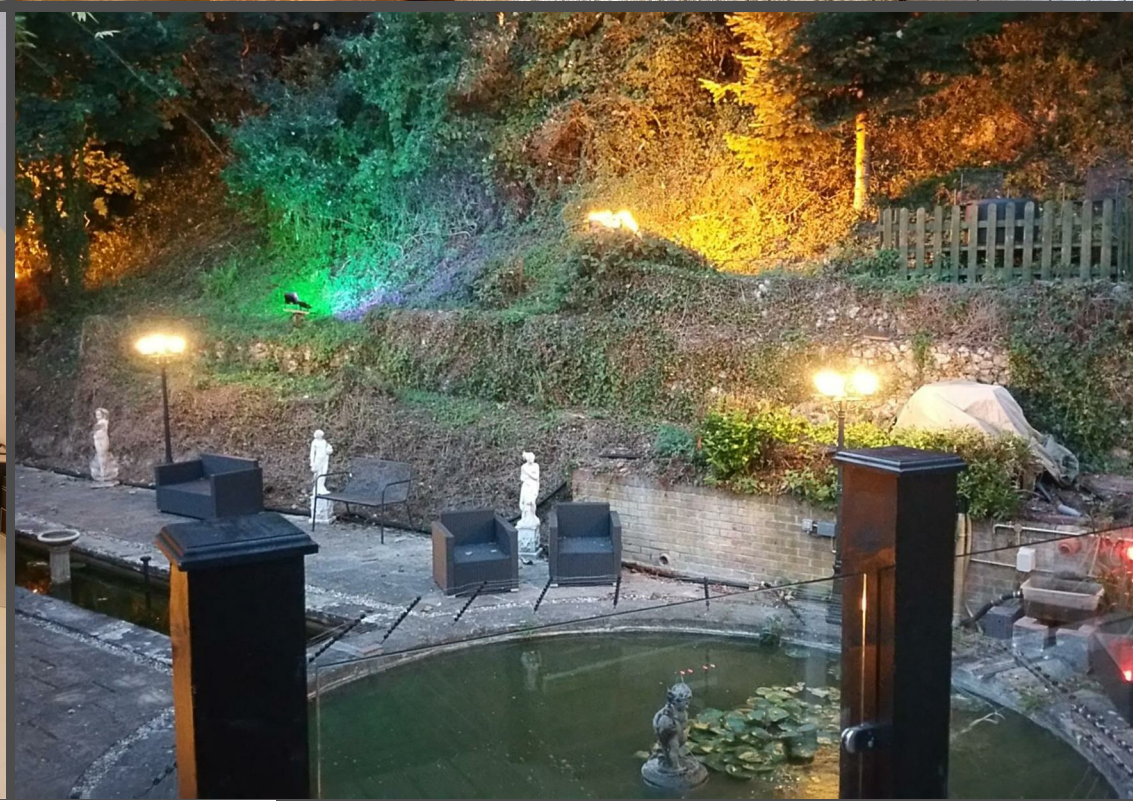
**Agents Notes**

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 F







1ST FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



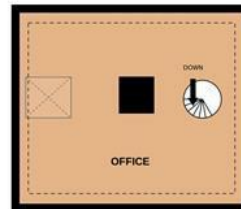
2ND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



ATTIC ROOM  
237 sq.ft. (22.0 sq.m.) approx.



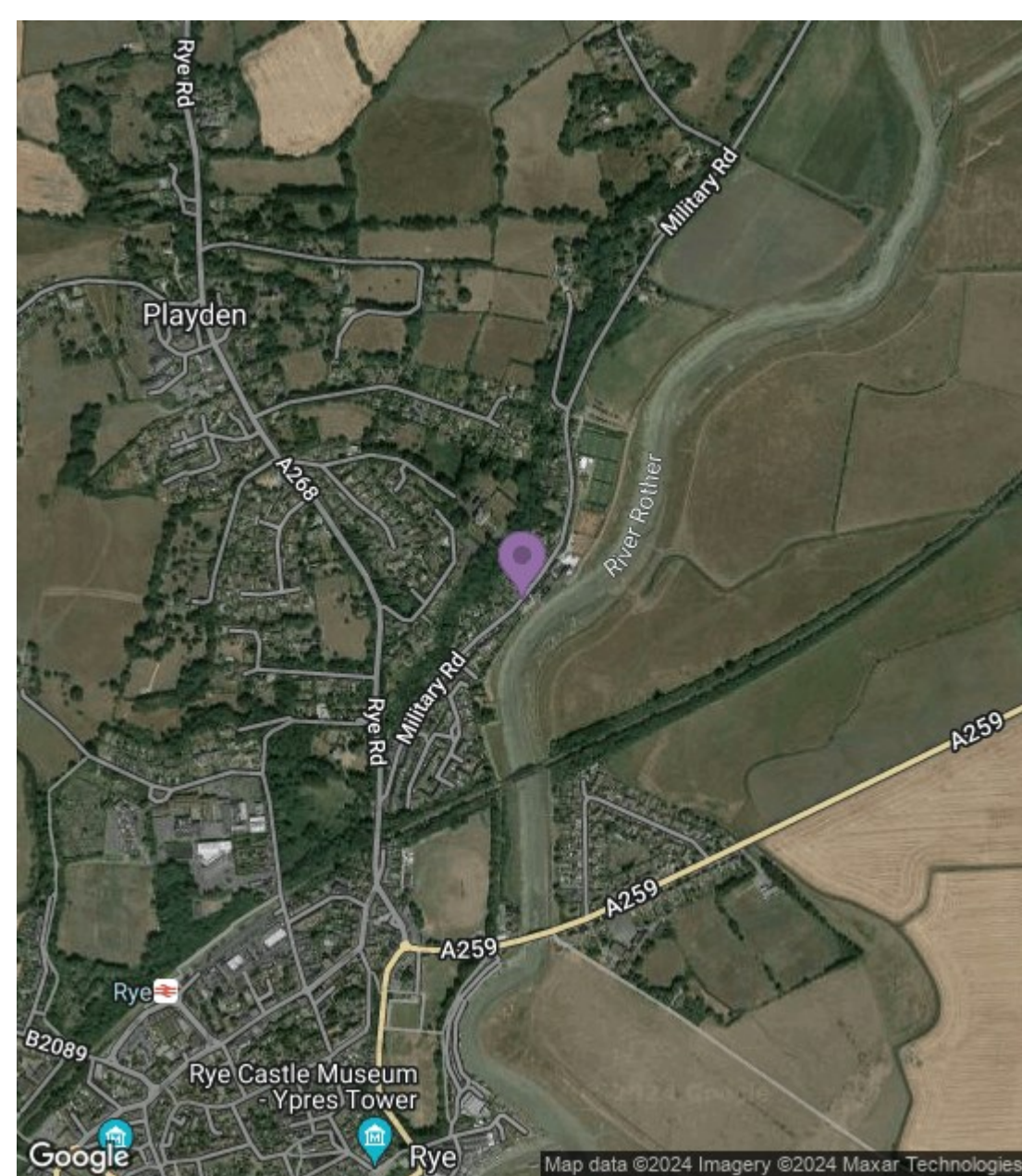
TOTAL FLOOR AREA : 2331 sq.ft. (216.6 sq.m.) approx.

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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