

RUSH  
WITT &  
WILSON



114 Lydd Road, Camber, Rye, East Sussex TN31 7RS  
Guide Price £400,000

Rush Witt & Wilson are pleased to offer the opportunity to acquire a substantial detached house on a good size plot which backs on to The Suttons.

The generously proportioned accommodation comprises of Living room, Open plan fitted kitchen/dining room, utility room and cloakroom on the ground floor, and three bedrooms and a bathroom on the first floor.

Good size plot with scope to further extend or even redevelop, subject to necessary consents. Garage and additional parking.

PROPERTY WITH SCOPE TO ENHANCE / POTENTIAL TO DEVELOP

For further information and details of viewing times please contact our Rye Office 01797 224000

### Locality

The property is located only a short walk from the famous sand-dunes within the increasingly popular seaside village of Camber, famed for the sand dunes, which form part of the stunning coastline of the Rye Bay, haven for sun lovers and water sports enthusiasts.

The ancient Cinque Port town of Rye is only a short drive way with its bustling High Street where there is an array of specialist and general retail stores which are complemented by historic inns and restaurants as well as contemporary wine bars and eateries, working quayside, weekly farmers' and general markets.

A railway station in Rye allows easy access to the city of Brighton in the west and to Ashford where there are connecting high speed services to London.

### Reception Hall

Door and window to side. Radiator.

### Cloakroom

3'10" x 3'1" (1.17 x 0.95)

Window to the rear. Wash basin and wc. Tiled floor / walls. Radiator.

### Living Room

21'3" x 17'2" max (6.5 x 5.24 max)

Two windows to the front. Two radiators. Sliding door to rear garden. feature stone fireplace with inset log burner.

### Utility Room

8'6" x 7'8" (2.61 x 2.34)

Window and door to the rear. Sink unit. Cupboard housing wall mounted boiler.

### Dining room

13'10" x 13'1" (4.22 x 4.01)

Double aspect with windows to the front and side. Radiator. Stairs to first floor. Open plan to Kitchen.

### Kitchen

13'2" x 9'10" (4.02 x 3)

Fitted with a range of traditional style cupboard / drawer base units with integrated dishwasher. Complimenting wooded worktop with inset sink. Space and point for range. Two windows to the rear and a further window to the side. Radiator.

### First Floor Landing.

Stairs rise from the Dining Room.

### Bedroom

11'5" x 10'11" (3.5 x 3.35)

Window to the rear. Radiator. Built in wardrobes.

### Bedroom

12'4" x 9'7" (3.76 x 2.93)

Window to the front. Radiator.

### Bedroom

13'5" x 10'2" (4.10 x 3.11)

Window to front and side. Built in wardrobes. Radiator.

### Bathroom

8'0" x 7'11" (2.44 x 2.43)

Corner bath, back to wall unit with semi recessed wash

basin and a wc. Shower cubicle. Heated towel rail. Window to the front.

### Outside

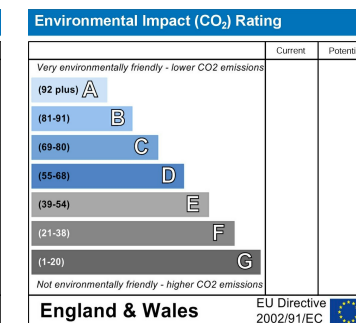
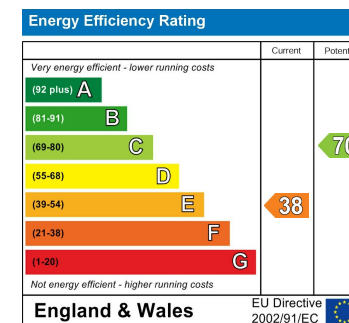
A driveway to the left provides off road parking and access to a detached garage. Area of level lawn. Formerly cultivated area. Steps rise at the rear to The Suttons.

### 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 - D



GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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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