

**RUSH
WITT &
WILSON**



**The Hut, Jury's Gap, Rye, TN31 7SG
Guide Price £450,000**

Rush Witt & Wilson are delighted to offer this **DETACHED COASTAL BUNGALOW** located in a sought-after location with **EASY ACCESS TO THE BEACH** and countryside views to the rear.

This well-presented property is finished to an excellent standard throughout and comprises of a modern fitted kitchen/breakfast room, spacious living room and two double bedrooms providing separate modern shower and bath facilities.

Outside there is a private driveway which is accessed from a shared approach and garden with lawn.

GREAT SECOND HOME, INVESTMENT PURCHASE OR HOME BY THE SEA.

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

Kitchen/Breakfast Room

9'7" x 20'4" (2.923 x 6.214)

Double aspect, hard flooring, Modern units with built in fridge / freezer, washing machine, oven and induction hob. Sink with window above. Cupboard with controls to solar panels. loft hatch, ceiling spotlights.

Living Room

20'5" x 10'9" (6.242 x 3.298)

Double doors onto patio to front, double aspect, hard flooring, electric heaters, loft hatch, ceiling spotlights.

Bedroom

13'4" x 10'0" (4.073 x 3.052)

Double aspect, hard flooring, loft hatch, door to en suite, ceiling spotlights

En suite

5'8" x 9'9" (1.743 x 2.983)

Window to rear, corner bath, sink, toilet, laminate flooring, ceiling spotlights.

Main Bedroom

9'9" x 13'5" (2.987 x 4.097)

Double aspect, hard flooring, door to en suite, loft hatch, ceiling spotlights.

En suite

5'8" x 9'9" (1.731 x 2.974)

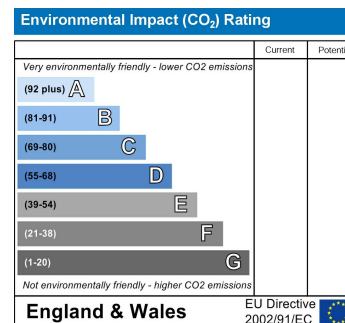
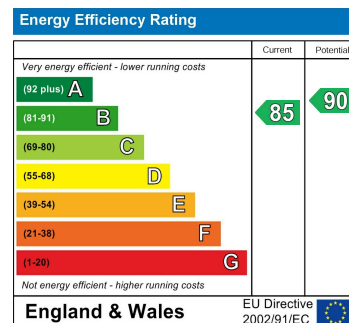
Laminate flooring, window to rear, freestanding shower cubicle, toilet, basin, heated towel rail, ceiling spotlights

Agents Notes

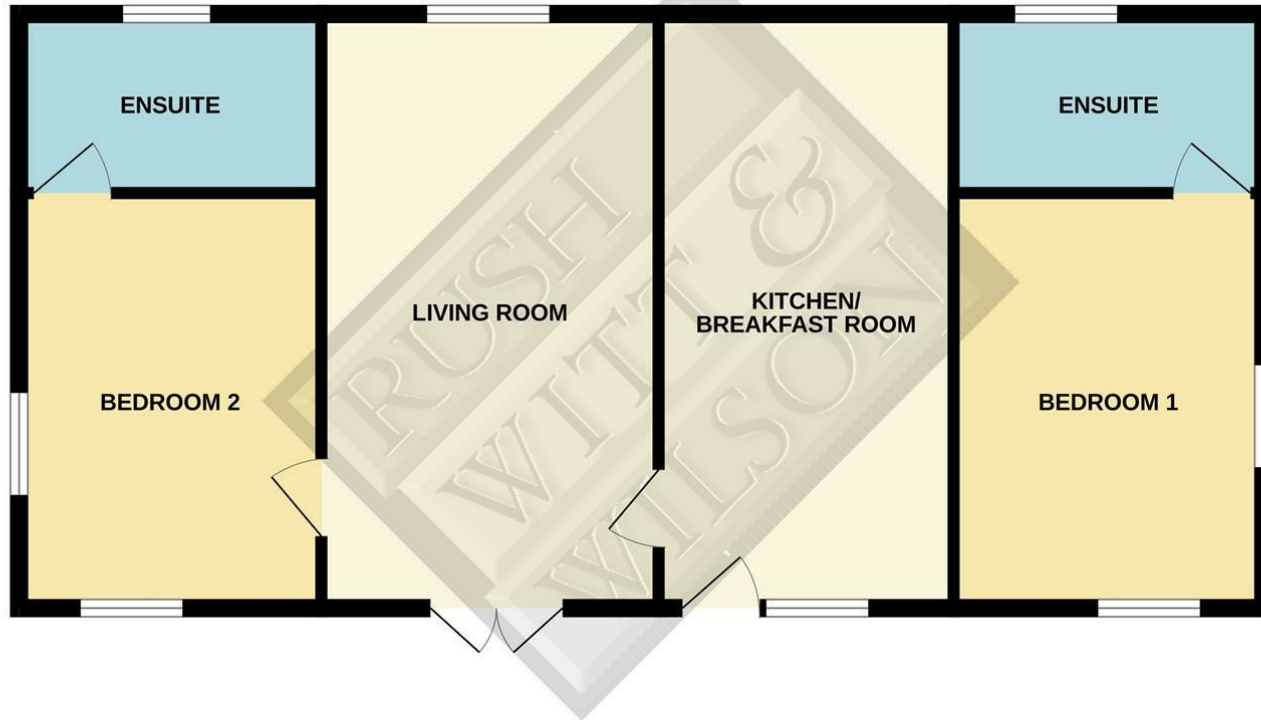
None of the services or appliances mentioned in these sale particulars have been tested.

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 C



GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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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