

**RUSH
WITT &
WILSON**



**50 Lydd Road, Camber, East Sussex TN31 7RJ
Guide Price £325,000**

CLOSE TO THE BEACH

Rush Witt & Wilson are pleased to offer a detached bungalow on a corner plot with potential to extend / develop.

The well proportioned accommodation comprises three bedrooms, living / dining room, kitchen with adjoining utility room, shower room and cloak room. Garden to the front with a hardstanding. Level southerly facing garden to the rear. Garage and an additional hardstanding accessed from Sea Road. For further information and to arrange a viewing please call our Rye Office 01797 224000

Locality

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

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

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

Entrance Porch

8'0" x 5'1" (2.44 x 1.56)

Door to the front.

Hallway**Cloakroom**

5'6" x 2'11" (1.69 x 0.89)

Toilet.

Shower Room

5'10" x 5'2" (1.79 x 1.60)

Shower area, wash basin and wc. Window to the rear. Heated towel rail.

Kitchen

11'4" x 8'9" (3.47 x 2.68)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Built in oven. Further worksurface with inset hob. Window to the rear. Double doors to living / dining room.

Utility Room

8'9" x 8'0" (2.68 x 2.44)

Fitted with a range of base units and matching wall mounted cabinets. Worktop / breakfast bar. Space and plumbing for washing machine. Space and plumbing for fridge / freezer. Door and window to the rear.

Living / Dining Room

21'1" x 9'10" (6.43 x 3.02)

Window to the front.

Bedroom

14'7" x 11'8" (4.47 x 3.56)

Window to the front and side. Built in wardrobes.

Bedroom

15'3" x 8'3" (4.67 x 2.54)

A light and airy double aspect room with window to the front and two further windows to the side.

Bedroom / Study

11'7" x 5'10" (3.54 x 1.80)

Window to the side. Wall mounted electric boiler.

Outside

Garden to the front with drive / hardstanding.

Further garden to the rear enjoying a southerly aspect. Terrace and area of level lawn.

Access from Sea Road, with hardstanding and garage.

Garage

15'8" x 7'10" (4.8 x 2.4)

Detached single garage with double doors to the front and personal door to the side.

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



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.
Made with Metropix ©2024



