

**RUSH
WITT &
WILSON**



Mayfayre Lydd Road, Jurys Gap, East Sussex TN31 7SG
Chain Free £385,000

LIVE LIFE BY THE BEACH

Rush Witt & Wilson are pleased to offer a detached coastal dwelling occupying a front line location with easy access to the beach. The exceptionally well presented accommodation comprises a double aspect living / dining room, modern fitted kitchen, two double bedrooms and a modern bathroom. There is also a useful mezzanine loft room.

Driveway / parking for several cars and a good size level garden with terrace and alfresco dining area. Further garden plot with potential.

CURRENTLY OPERATING AS A SUCCESSFUL HOLIDAY LET BUT EQUALLY SUITABLE AS A MAIN RESIDENCE OR SECOND HOME.

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



Locality

Mayefayre is located in Jury's Gap a unique and increasingly popular coast hamlet just outside Camber on the edge of the Rye Bay.

Camber offers a range of facilities for day-to-day needs, including general stores, restaurants and public houses.

Further shopping sporting and recreation amenities, together with a railway station, will be found in the Ancient Cinque Port Town of Rye which is only a short drive away and can also be accessed via a cycle route and public transport.

There is a promenade extending to Camber and the famous sand dunes, all forming part of the stunning coastline of the Rye Bay.

Living / Dining room

26'9" x 11'10" (8.16 x 3.61)

A light and airy double aspect open plan room. Three windows to the front and another to the side. Stairs rise to first floor mezzanine loft.

Kitchen

13'5" x 6'0" (4.1 x 1.84)

Bedroom

9'8" x 8'11" (2.96 x 2.74)

Full height window to the rear. Built in wardrobe / storage

Bedroom

10'2" x 8'10" (3.1 x 2.7)

Full height window to the rear. Built in wardrobe / storage

Bathroom

8'6" x 6'11" (2.6 x 2.11)

A modern white suite comprising a shaped bath with mixer tap, shower and screen over. Back to wall unit with wash basin and wc. Heated towel rail. Tiled floor. Generous wall tiling. Windows to the side and rear.

First Floor

Stairs rise from the living / dining room.

Mezzanine loft room

11'9" x 11'5" max (3.6 x 3.5 max)

Open to the living / dining room with glass panelling. Skylight to the rear. Useful easily accessed loft space used by the current owners as a playroom/ gaming area.

Outside

A drive to the left leads to a gravel hardstanding providing off road parking for several cars.

The front has been landscaped with steps descending to the property, terrace and covered seating area.

The rear garden incorporates a terrace and level lawn.

Alfresco dining area.

9'4" x 9'4" (2.87 x 2.87)

A pegola covered seating area with low level wall and block paved flooring. An ideal spot to retreat to after a day on the beach.

Garden plot.

Double gates at the end of the garden lead to a further area with a large terrace / hardstanding, ideal for siting of studio or summer house.

Agents Notes

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

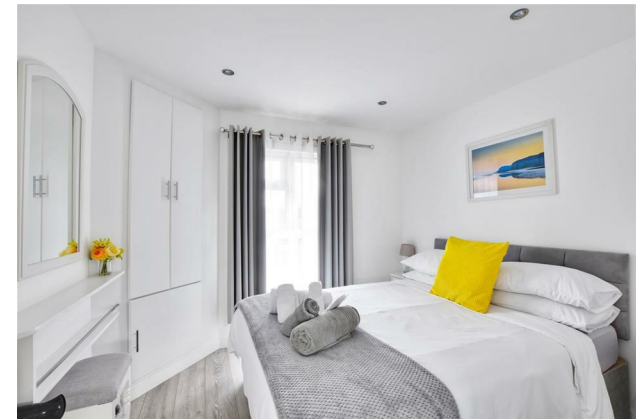
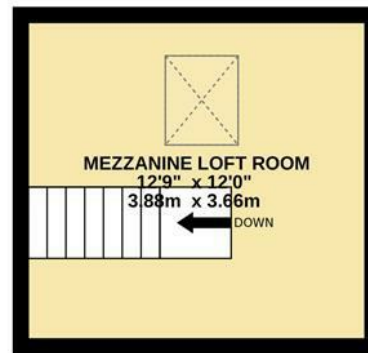
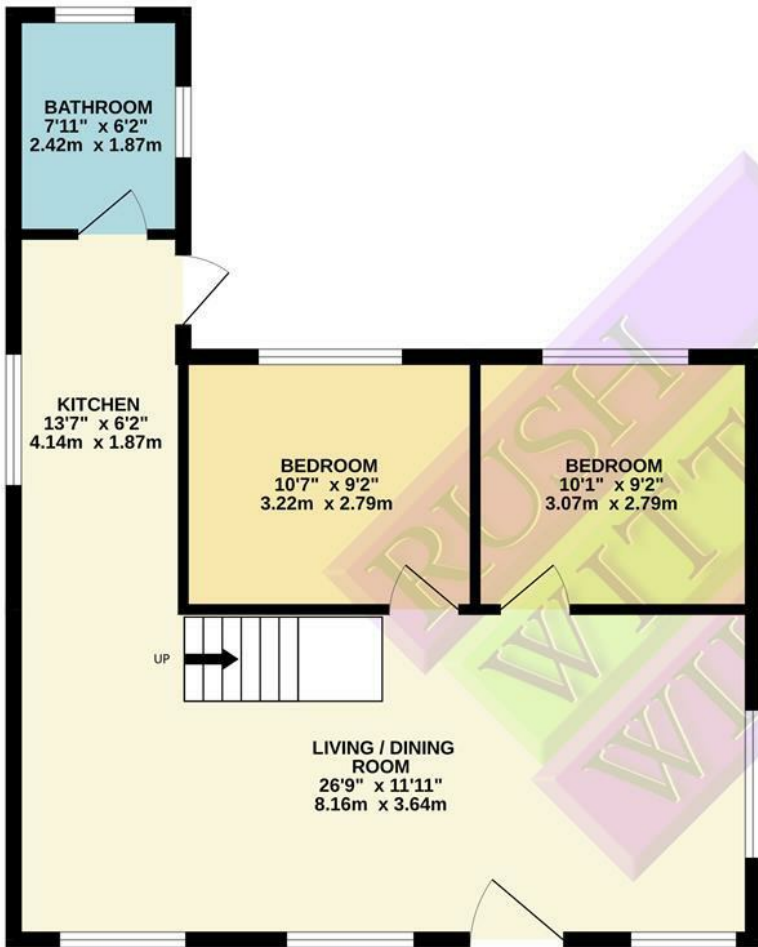
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council tax: Band A

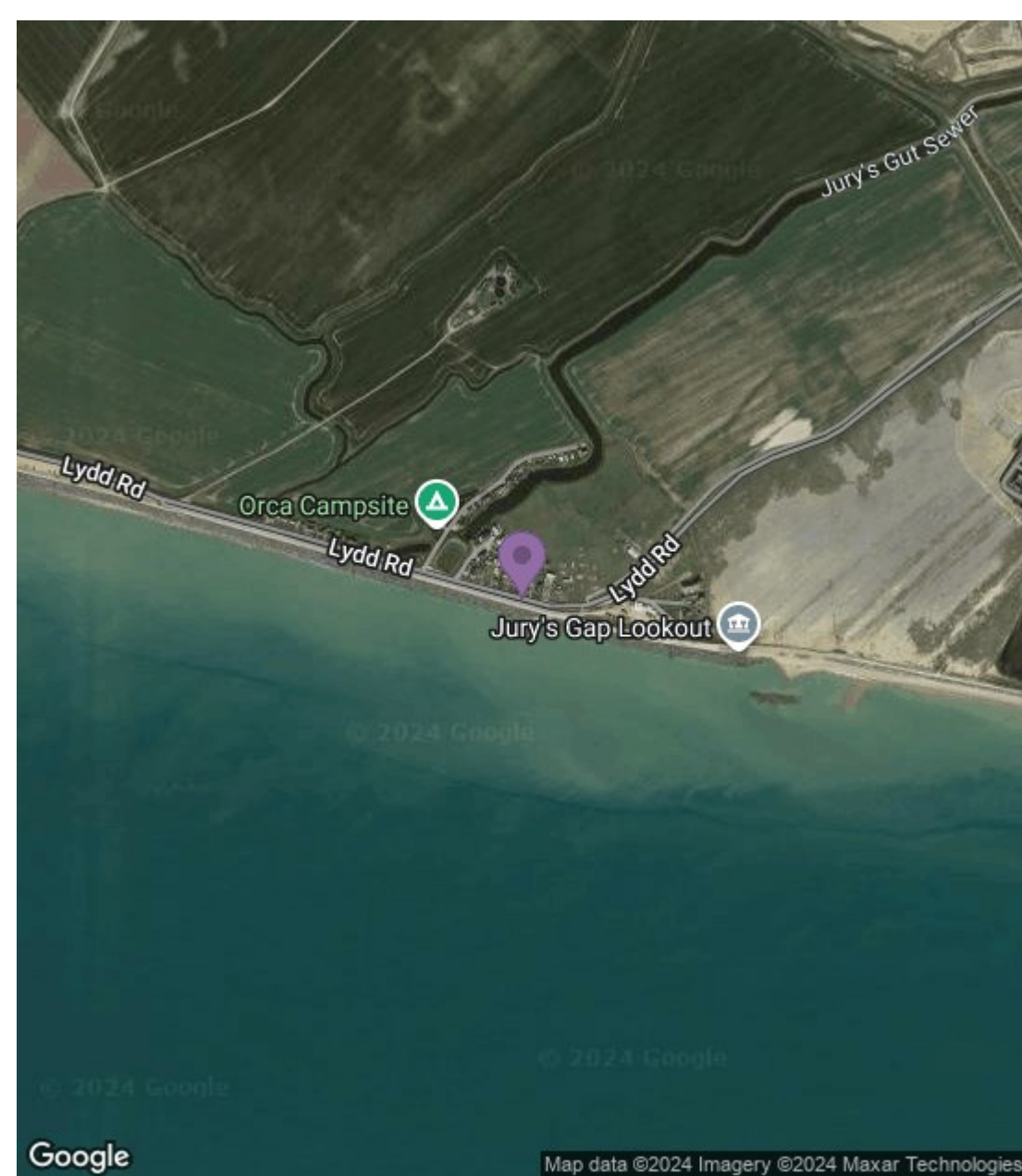


GROUND FLOOR

1ST FLOOR



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			68
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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