

**RUSH  
WITT &  
WILSON**



**Ryecroft Lydd Road, Jurys Gap, East Sussex TN31 7SG  
Guide Price £485,000**

**HOME / INCOME OR REDEVELOPMENT OPPORTUNITY - Comprising three titles.**

**Rush Witt & Wilson are pleased to offer a detached bungalow with lodge and good size garden.**

**The bungalow comprises living / dining room , kitchen, bedroom, sunroom/ bedroom and bathroom. Detached garage.**

**The lodge offers two bedrooms, two shower rooms and open plan living room / kitchen.**

**Another harstanding with scope for further unit or development, subject to necessary consents.**

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



**Locality**

Ryecroft is located in Jury's Gap a unique and increasingly popular coast hamlet forming part of the Rye Bay.

The neighbouring village of 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.

**Entrance Porch**

Door to the side and window to the front.

**Sun Room/ Bedroom**

14'11" x 6'3" (4.57 x 1.91)

Two windows to the front and further window to the side. Door to Living Room.

**Living / Dining Room**

15'7" x 14'2" (4.76 x 4.33)

Two windows to the side. Double doors open to terrace / garden.

**Bedroom**

9'11" x 9'0" (3.03 x 2.76)

Window to the side, another to the front.

**Kitchen**

11'9" x 9'0" (3.59 x 2.76)

Fitted with a range of traditional style base units and matching wall mounted cupboard and glazed cabinets. Worktop with inset sink. Hob with oven beneath. Integrated fridge and freezer. Breakfast bar. Window to the rear , further window and door to side.

**Bathroom**

11'8" x 5'6" (3.57 x 1.69)

A white suite comprises freestanding bath, wash basin and wc. Separate shower cubicle. Window to the side.

**Outside**

The property is accessed via a shared unmade lane. A gate opens to a private brick paved drive leading to a garage and further hardstanding. Lawned garden with various shrubs. A decked terrace abuts the bungalow and there is a further large sun terrace wrapping around the lodge.

**Garage**

16'2" x 15'10" (4.95 x 4.83)

A detached double garage with roller / shutter door to the front. Window and personal door to the side.

**Lodge**

**Kitchen**

12'9" x 9'4" (3.90 x 2.85)

**Living Room**

12'9" x 12'7" (3.9 x 3.84)

**Inner Hallway**

**Bedroom**

8'4" x 6'7" (2.55 x 2.03)

**Shower Room**

7'2" x 3'5" (2.2 x 1.06)

**Bedroom**

10'9" x 9'2" (3.28 x 2.80)

**Ensuite Shower Room**

6'2" x 3'5" (1.9 x 1.05)

**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.

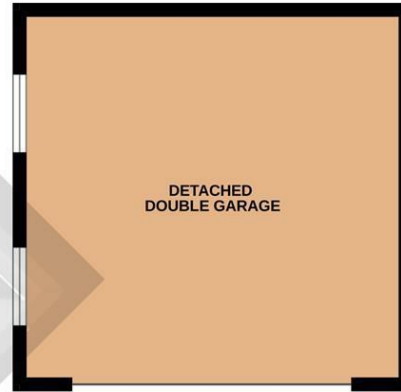
Council Tax Band TBC



GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



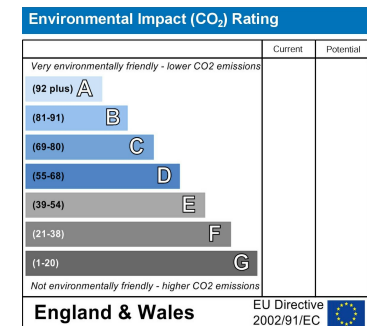
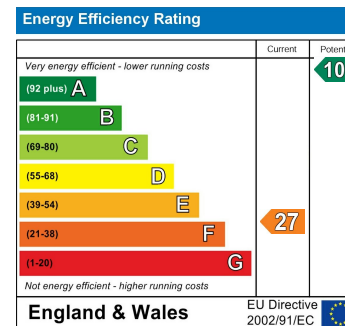
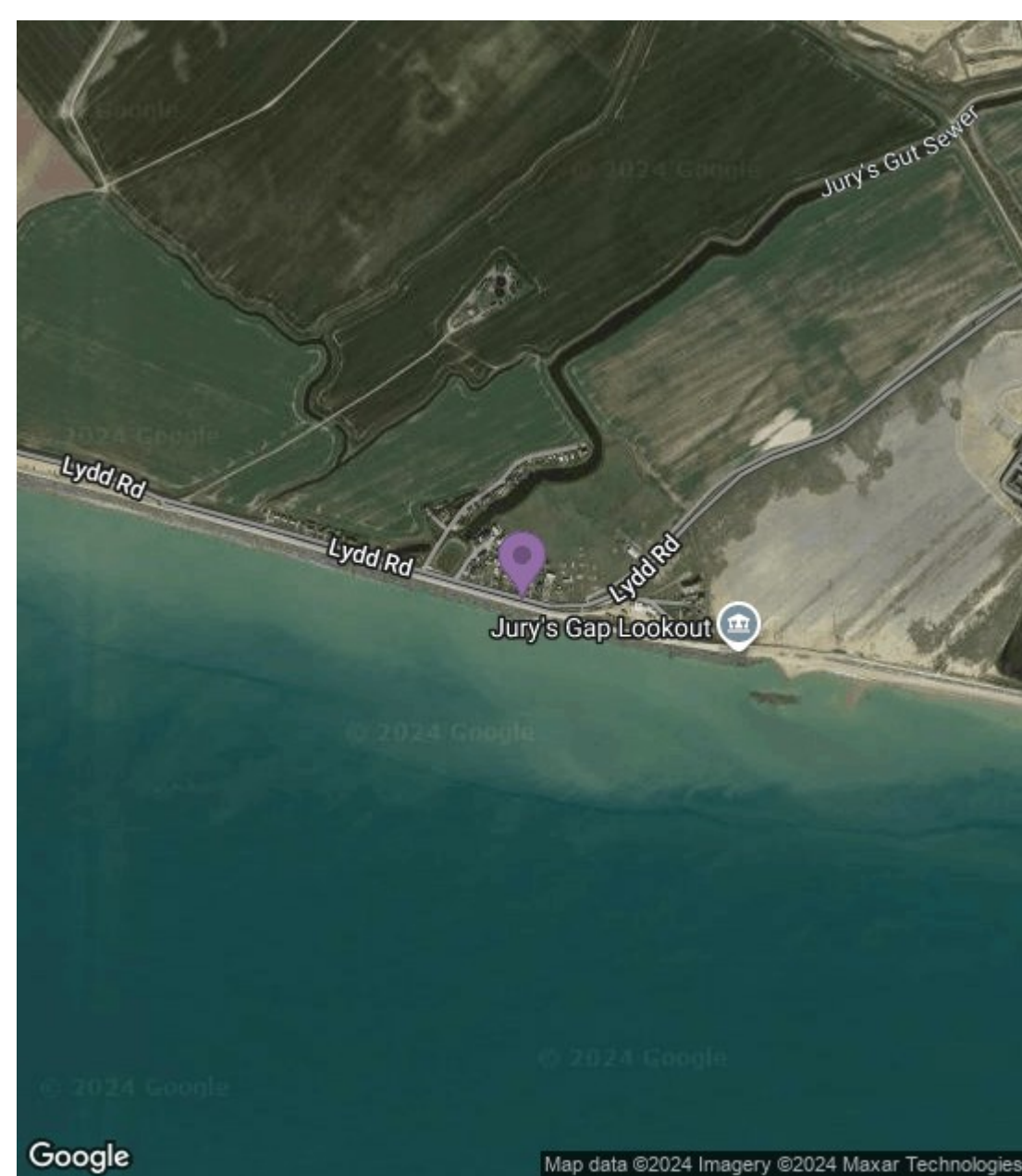
1ST FLOOR  
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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