

**RUSH
WITT &
WILSON**



**Ryecroft and Mayefayre Jurys Gap, Rye, East Sussex TN31 7SG
£870,000**

INVESTMENT / DEVELOPMENT OPPORTUNITY - TWO BUNGALOWS, LODGE, LAND WITH POTENTIAL

Rush Witt & Wilson are pleased to offer two detached bungalows, a lodge and garden / grounds.

MAYFAYRE offers exceptionally well presented accommodation comprising a double aspect living / dining room, modern fitted kitchen, two double bedrooms and a modern bathroom. There is also a useful mezzanine loft room.

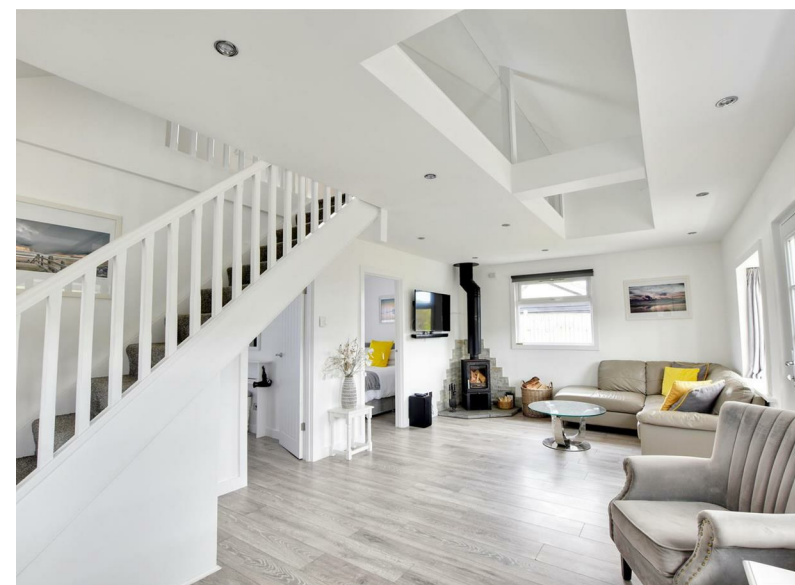
Driveway / parking for several cars and a good size level garden with terrace and alfresco dining area. Further garden plot with potential.

RYECROFT comprises living / dining room, kitchen, bedroom, reception area / sunroom and bathroom.

THE LODGE offers two bedrooms, two shower rooms and open plan living room / kitchen.

Scope for further unit or development, subject to necessary consents. The Sale consists of three Titles

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



MAYEFAYRE

A detached two bedroom bungalow - currently operated as a successful holiday let.

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 pergola 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.

RYECROFT

A detached one bedroom bungalow

Entrance Porch

Door to the side and window to the front.

Reception Area / Sun Room

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.

The Sale consists of three Titles

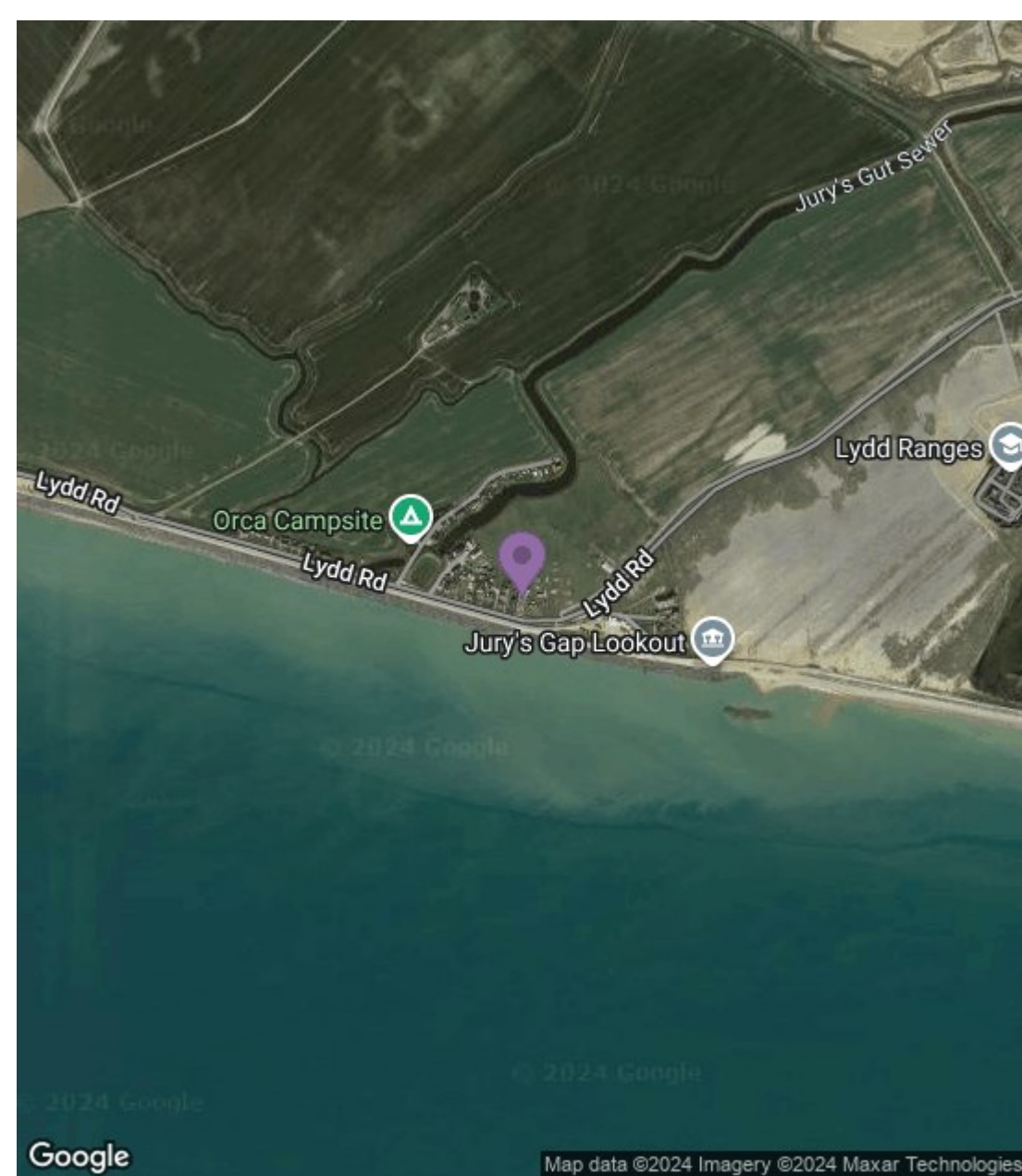
Council Tax: Mayefayre -Band A / Ryecroft - TBC



GROUND 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	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	27
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**