

**RUSH
WITT &
WILSON**



Ivy Cottage Tram Road, Rye Harbour, East Sussex TN31 7TZ
Guide Price £395,000

Rush Witt & Wilson are pleased to offer a unique attached home occupying in a tucked away position towards the end of an unmade road. The well proportioned and versatile accommodation comprises double aspect living room with log burner, kitchen with adjoining dining room, utility area and shower room, double bedroom with en-suite cloakroom and a dressing room with potential to be used as a bunk/cabin room. There is parking for two vehicles and a wrap around garden incorporating a veranda, pebbled areas and terrace. There is a detached garden store/studio.

**The property is offered chain free and could be available for early occupation.
For further information and to arrange a viewing, please contact our Rye office 01797 224000.**



Locality

Ivy Cottage is located towards the end of an unmade lane within the picturesque coastal village of Rye Harbour only a short walk from the estuary of the River Rother and the beach.

The village offers a general store, cafe, public house / restaurant, parish church, gallery and a community hall as well as a yacht club and mooring / launching facilities.

The Rye Harbour Nature Reserve, with Visitor Centre, is a Site of Special Scientific Interest, readily accessible and gives access to miles of shingle beach extending to Winchelsea Beach and on to the cliffs at Fairlight. This forms part of the stunning coastline of the Rye Bay.

Living Room

15'11" x 12'1" (4.86 x 3.70)

A light and airy double aspect room with window to the front and double doors to the side, log burner, access to loft space, two built in cupboards, door leading into:

Kitchen/Diner

22' x 8' (6.71m x 2.44m)

The kitchen area affords a windows to front and side, fitted with a range of traditional style wall and base units with complimenting work surface with inset hob, oven beneath and extractor over, double bowl sink, space for fridge/freezer. The dining area affords double doors to the rear leading onto the garden, door providing access to the dressing/bunk room (describer later). Access from the kitchen area to:

Utility Area

6'0" x 4'11" (1.85 x 1.52)

Door to side, space and plumbing for washing machine and further freestanding appliances, airing cupboard housing copper hot water cylinder with electric pump, door leading into:

Shower Room

6'1" x 5'6" (1.87 x 1.7)

Window to rear, shower cubicle, wash hand basin, low level wc, generous wall tiling.

Dressing/Bunk Room

8' x 6'4" (2.44m x 1.93m)

Window to rear. This room is currently arranged as a dressing room with a range of built in cupboards, however if these were removed there would be space for single/bunk beds, door leading into:

Bedroom

14'0" x 11'3" (4.29 x 3.45)

Two windows to the rear, sliding pocket door leading into:

Cloakroom/En-Suite

6'8" x 3'6" (2.05 x 1.09)

Window to rear, wash hand basin, wc, shelving area where we are advised plumbing is available should someone wish to install a shower.

Outside

Garden

A five bar gate opens to the parking area, the garden is enclosed by a combination of hedging and picket style fencing, further pedestrian style gate, pebbled areas replicating a beach scene, decked veranda, garden store/studio, seating area, area of lawn, further terrace behind which is accessed from the dining room.

Agents Note

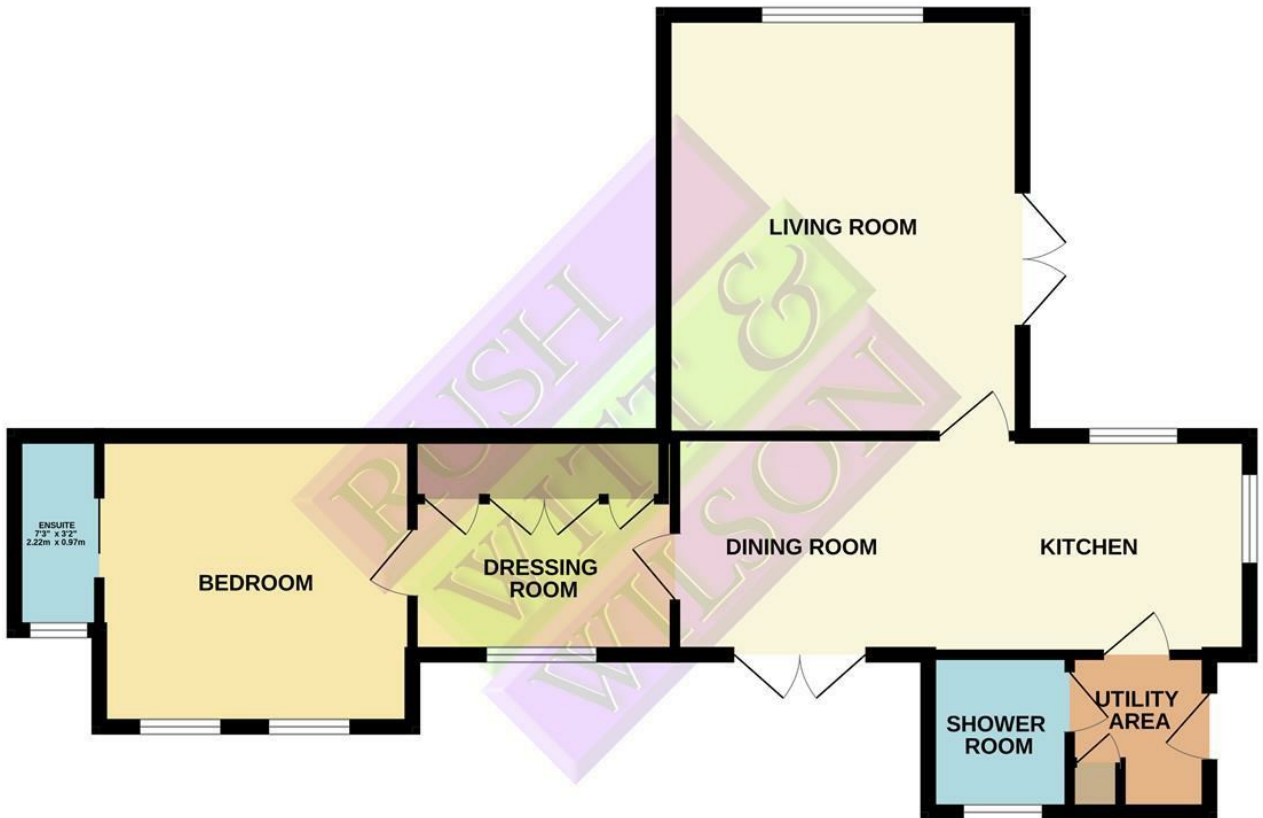
None of the services or appliances mentioned in these sale particulars have been tested.

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.

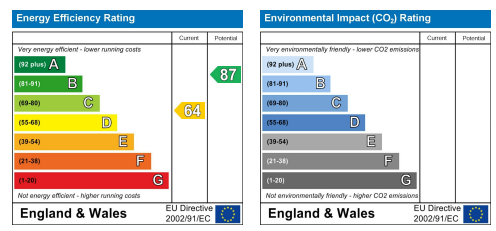
Council Tax Band - B

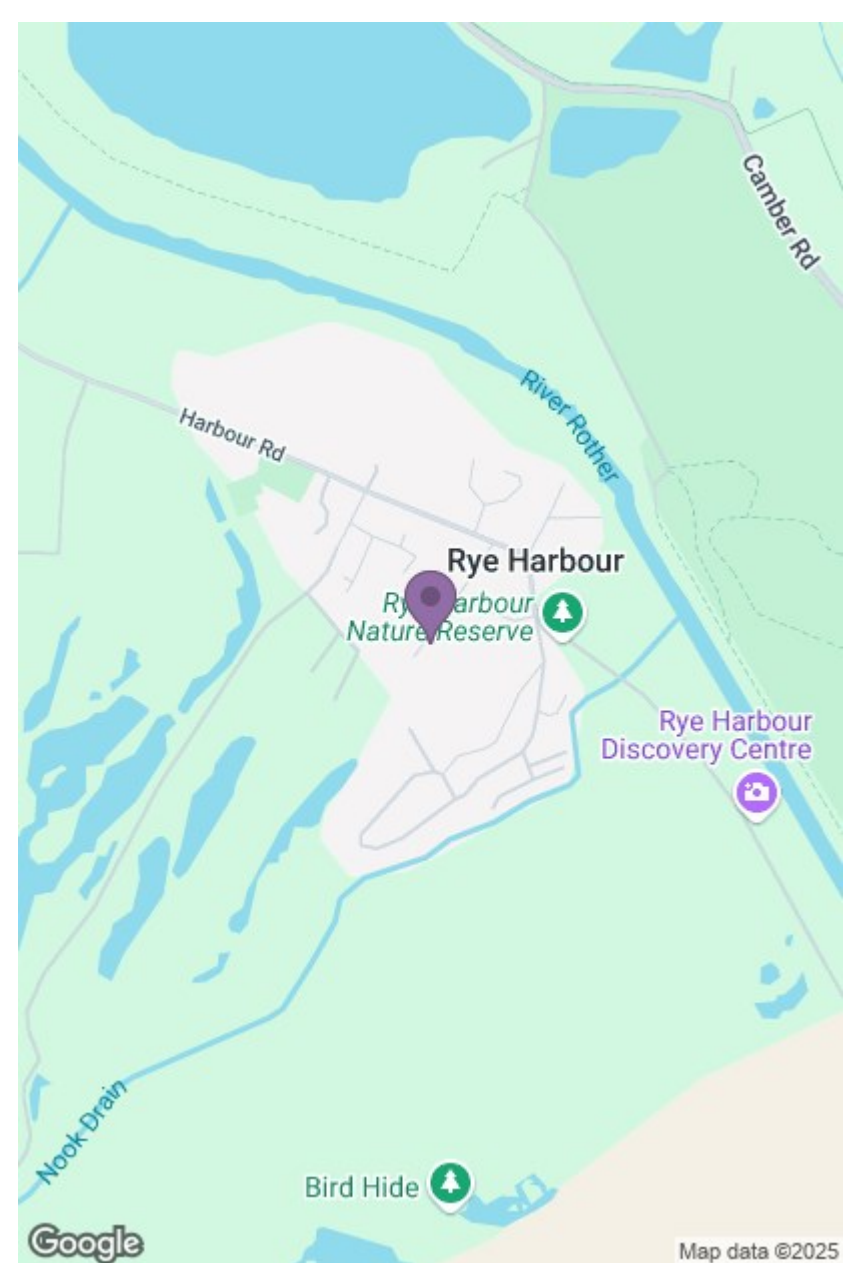


GROUND FLOOR



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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