

**RUSH  
WITT &  
WILSON**



**1 Jackson Court 9 Old Lydd Road, Rye, East Sussex TN31 7RE  
£575,000**



**Rush Witt & Wilson are pleased to offer a well presented beach style home enjoying views over the sand dunes in Camber.**

**The well proportioned accommodation is arranged over three floors, on the ground floor there is an open plan kitchen/dining room with folding doors with access onto the rear garden, utility room and cloakroom/WC.**

**On the first floor a light and airy living room with double doors opening onto a southerly facing balcony overlooking the sand dunes, generous double bedroom with en-suite shower room.**

**On the second floor there are two further double bedrooms, a family bathroom and a study area. There is an integral garage and off road parking to the front, a pathway to the side leads to a split level rear garden.**

**The property will appeal to a variety of buyers being considered equally suitable as a main residence, second home or investment purchase.**

**Being offered chain free the vendors agents recommend a full inspection, this can be arranged via our Rye office on 01797 224000.**



**Locality**

The development is situated in a prime 'frontline' location adjacent to the sand dunes and is within easy access of the beach. Camber has become a haven for water sports enthusiasts offering a Kitesurf Centre, Rye Watersports and Action Watersports nearby. There are many other activates available locally, sporting recreational facilities available locally and places of general and historic interest. The ancient Cinque Ports Town of Rye, is only a short drive away and also accessed via a cycle route, this boasts the famous cobbled Citadel, working quayside, weekly markets. The bustling High Street has a fine selection of specialist and general retail stores, an array of historic inns and restaurants alongside contemporary wine bars and eateries. There is a railway station in Rye giving access to Brighton in the west and to Ashford where there are connecting high speed services to London.

**Reception Hallway**

Stairs rising to the first floor, understairs storage cupboard, doors off to the following:

**Cloakroom/WC**

Wash hand basin, low level wc.

**Kitchen/Dining Room**

21'4" x 14'8" (6.52 x 4.49)  
Folding doors to the rear with views and access onto the garden, this spacious L shape room is fitted with a range of modern cupboard and drawer base units with matching wall mounted cabinets, upright unit housing fridge/freezer, integral dishwasher, island unit/breakfast bar with further cupboards beneath, complimenting work surface with inset one and half bowl sink with side drainer, inset hob with oven beneath and extractor fan above.

**Utility Room**

5'4" x 4'4" (1.63 x 1.34)  
Space and plumbing for washing machine, space for tumble dryer, units to match the kitchen.

**First Floor**

**Landing**

Window to the side, stairs rising to the second floor, doors off to the following:

**Living Room**

15'10" x 14'9" max (4.83 x 4.5 max)  
Double doors to the front with access onto the balcony overlooking the sand dunes, deep understairs storage cupboard.

**Bedroom**

14'9" x 13'9" max (4.5 x 4.2 max)  
Windows to the rear, door through to:

**En-Suite Shower Room**

7'8" x 3'10" (2.35 x 1.17)  
Large walk in shower, suspended wash hand basin, low level wc, heated towel rail, generous wall and floor tiling.

**Second Floor**

**Landing/Study Area**

Round window to the side, built in desk, two deep eaves storage cupboards, doors off to the following:

**Bedroom**

14'9" x 12'7" max (4.5 x 3.84 max)  
Full height windows to the front overlooking the sand dunes, built in cupboard.

**Bedroom**

14'9" x 7'9" (4.5 x 2.38)  
Window to the rear.

**Family Bathroom**

7'0" x 6'11" (2.15 x 2.12)  
A modern white suite comprising deep panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level wc, heated towel rail.

**Outside**

**Front Garden**

Shared entrance to the front where there is off road parking, access to integral garage, pathway to the left hand side of the property leading to rear garden.

**Integral Garage**

17'11" x 8'5" (5.48 x 2.59)  
Up and over door to the front, personal door to the Reception Hallway.

**Rear Garden**

Split level with a terrace area accessed directly from the kitchen/dining room, steps rise to a further gravelled terrace and further steps to an upper level of good size, arranged for ease of maintenance with artificial lawn, summerhouse/garden 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 – E



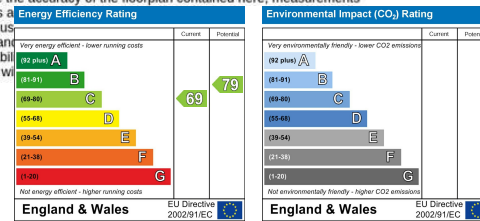


The floor plan illustrates the layout of the first floor. It features a large yellow area labeled 'KITCHEN/DINING ROOM'. To the right of this room are two smaller rooms: a light blue 'WC' and an orange 'UTILITY ROOM'. Below the 'KITCHEN/DINING ROOM' is a staircase with an upward arrow and the text 'UP'. Adjacent to the staircase is a brown 'ENTRANCE HALL'. A large orange 'GARAGE' is located at the bottom right of the plan. The entire property is enclosed by a thick black border, and the roofline is indicated at the top.

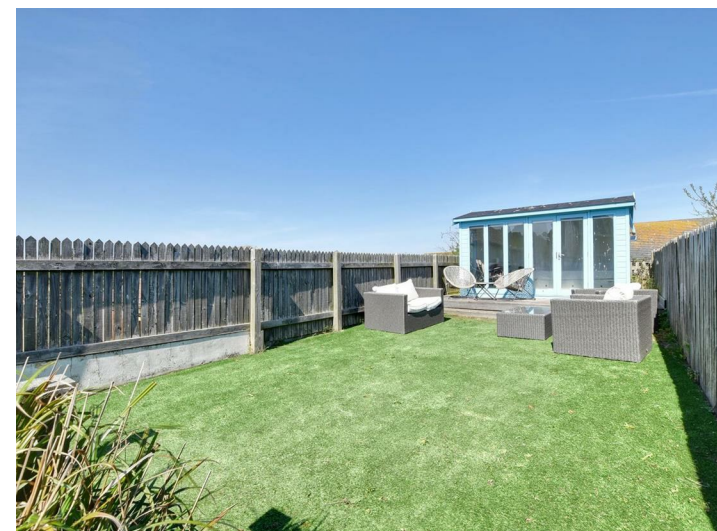
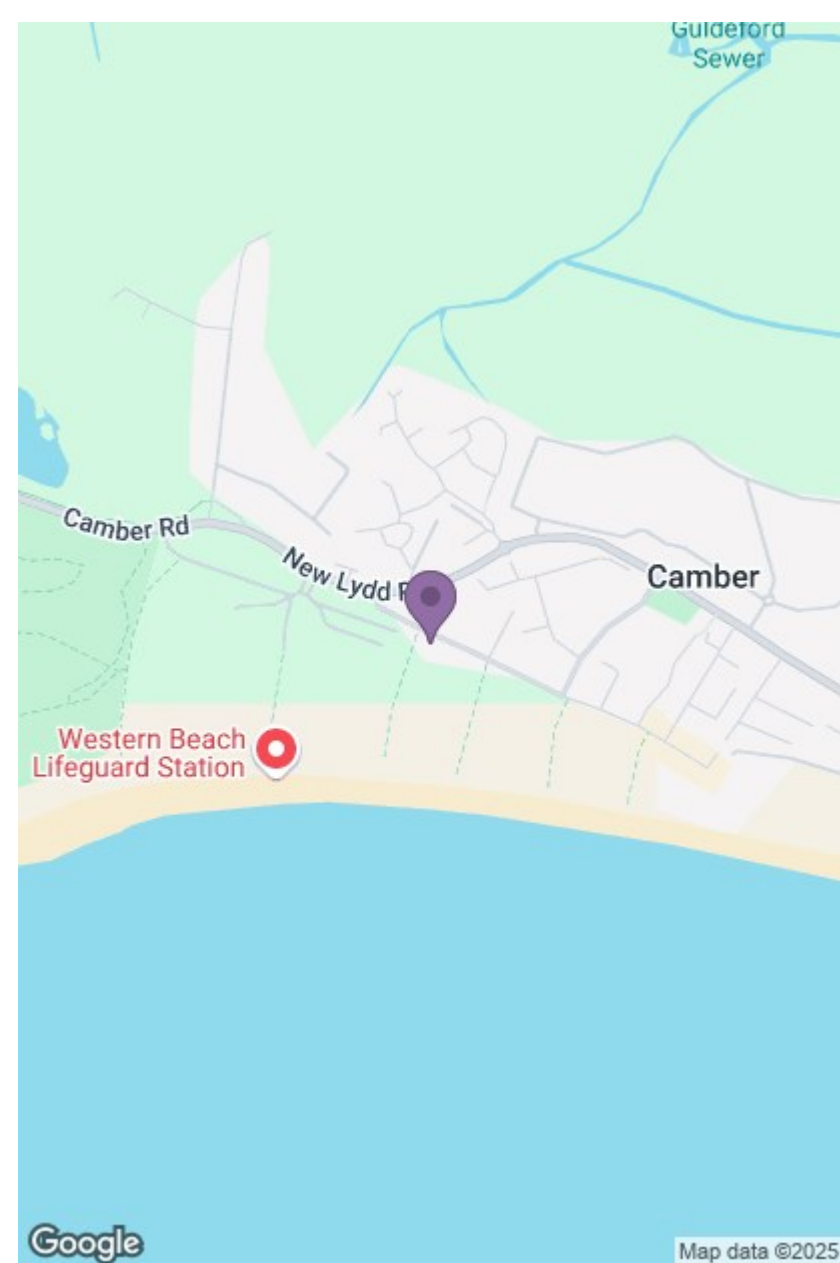
The floor plan shows a rectangular layout. At the top is a large yellow area labeled 'BEDROOM'. To its right is a smaller light blue area labeled 'ENSUITE'. Below the bedroom is a brown 'LANDING' area. From the landing, a staircase with an 'UP' arrow leads to the right, and another staircase with a 'DOWN' arrow leads to the left. The 'LIVING ROOM' is a large yellow area at the bottom. A green 'BALCONY' is attached to the bottom right of the living room. A large, faint 'WALLS' watermark is visible across the plan.

The floor plan shows a rectangular layout. At the top is a large yellow rectangle labeled 'BEDROOM'. To its right is a light blue rectangle labeled 'BATHROOM'. Below the top bedroom is a brown area labeled 'LANDING/ OFFICE SPACE'. To the right of this landing is a white staircase with a black arrow pointing down, labeled 'DOWN'. Below the landing is another yellow rectangle labeled 'BEDROOM'. There are several grey rectangular areas representing wardrobes: one on the left wall of the top bedroom, one on the left wall of the landing, and one on the left wall of the bottom bedroom. Doors are shown as arcs indicating the direction of entry and exit between the rooms.

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 given as approximate and are not to be taken as an omission or mis-statement. This plan is for illustrative purposes only and is not to be relied upon by any prospective purchaser. The services, systems and materials used in the construction of the property are as to their operability and condition as shown on the drawings.







**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](mailto:rye@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)