

**RUSH
WITT &
WILSON**



112 Lydd Road, Camber, Rye, East Sussex TN31 7RS
Guide Price £375,000

Rush Witt & Wilson are pleased to offer a well presented bungalow, comprising three good size bedrooms, a large living room with adjoining dining room, conservatory/garden room, kitchen, bathroom and shower room. There is a driveway providing ample off road parking, an attached garage and low maintenance rear garden enjoying a Southerly aspect with access to The Suttons which in turn leads to the beach.

The property will appeal to a variety of buyers and is being offered for sale chain free.

For further information and to arrange a viewing, please contact our Rye office on 01797 224000.



Locality

The property is located only a short walk from the famous sand-dunes within the increasingly popular seaside village of Camber, famed for the sand dunes, which form part of the stunning coastline of the Rye Bay, haven for sun lovers and water sports enthusiasts.

The ancient Cinque Port town of Rye is only a short drive way with its bustling High Street where there is an array of specialist and general retail stores which are complemented by historic inns and restaurants as well as contemporary wine bars and eateries, working quayside, weekly farmers' and general markets.

The railway station in Rye allows easy access to the city of Brighton in the west and to Ashford where there are connecting, high speed, services to London.

Reception Area

Door to side, access to loft space, deep storage cupboard housing hot water cylinder, doors off to the following:

Kitchen

12'4 x 8'10 (3.76m x 2.69m)
Window to side, fitted with a range of traditional cupboard and drawer base units with matching wall mounted cupboards and display shelving, upright unit housing oven and grill with cupboards above and beneath, further upright shelved storage unit, complimenting worktop with inset sink unit with side drainer, inset ceramic hob, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer.

Living Room

22'10 x 11'8 (6.96m x 3.56m)
Window to rear, sliding door providing views and access onto the rear garden, radiator, feature fireplace with an inset electric fire, archway leading through to:

Dining Room

10'0 x 8'8 (3.05m x 2.64m)
Radiator.

Conservatory/Garden Room

16'7 x 7'10 (5.05m x 2.39m)
Triple aspect with windows to either side, windows and glazed door to rear providing views and access onto the garden

Bedroom One

12'4 x 10'9 (3.76m x 3.28m)
Window to front, a range of built in furniture.

Bedroom Two

10'9 x 10'0 (3.28m x 3.05m)
Window to front.

Bedroom Three

8'7 x 9'4 (2.62m x 2.84m)
Window to side.

Bathroom

8'7 x 6'11 (2.62m x 2.11m)
Window to the side, a white suite comprising deep double ended bath with centre mounted mixer tap and hand held shower attachment, pedestal wash hand basin, low level wc, generous wall and floor tiling, heated towel rail.

Shower Room

9'7 x 5'2 (2.92m x 1.57m)
Large shower cubicle, wash hand basin, low level wc, heated towel rail, tiled walls, tiled floor.

Outside

Front Garden

Hardstanding providing off road parking for two vehicles, driveway providing further parking.

Attached Garage

Roller door to the front, personal door to the rear, window, floor standing oil fired boiler.

Rear Garden

This has been designed for ease of maintenance being predominantly paved and accessed from the conservatory/garden room, oil storage tank, raised beds with steps and path leading onto The Suttons.

Agents Note

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

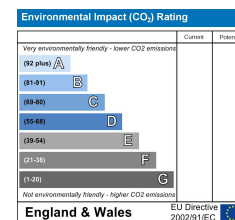
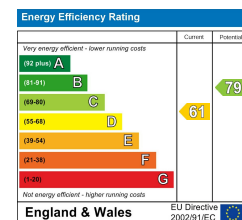
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

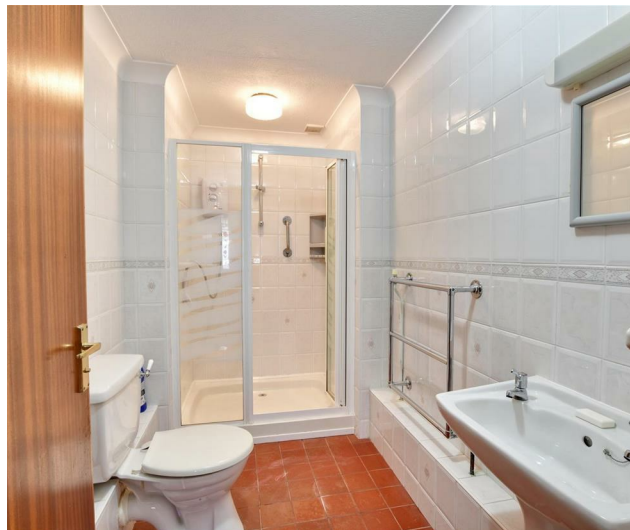
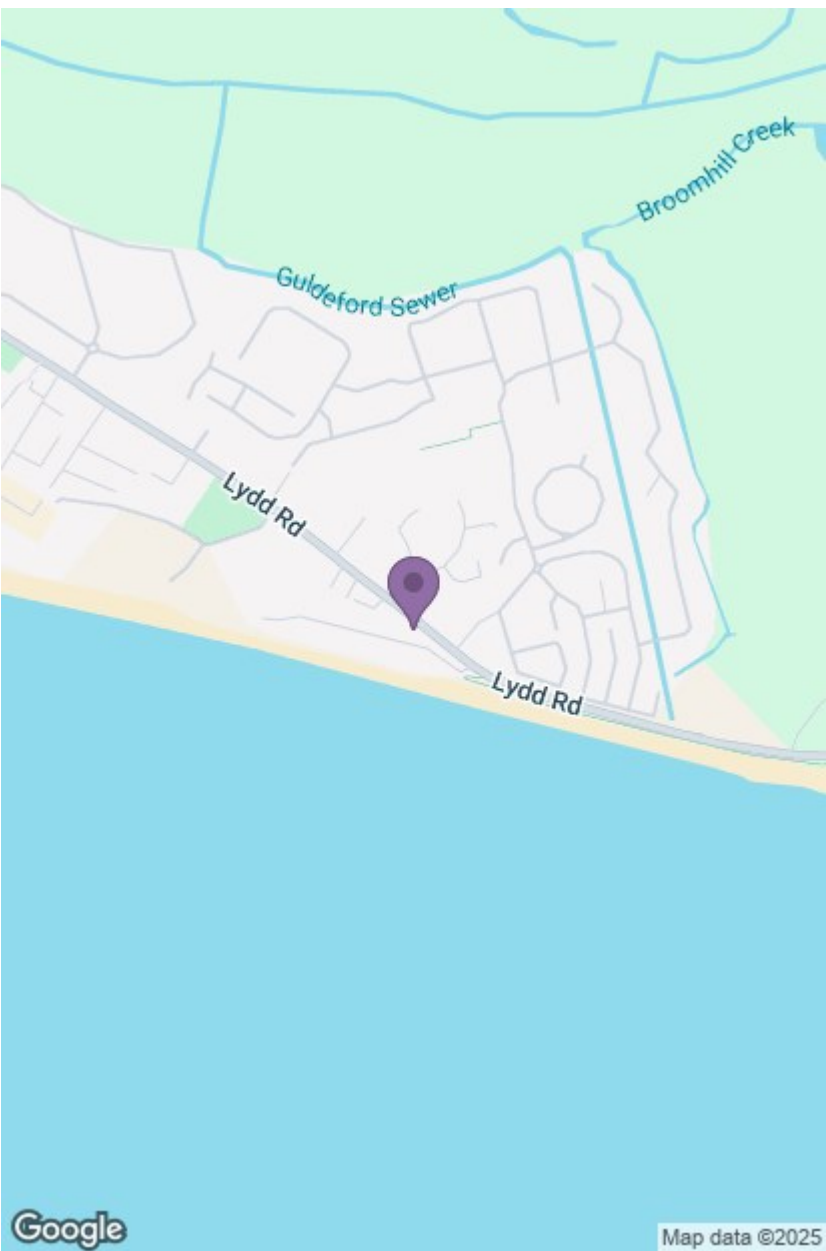
Council Tax Band – D





TOTAL FLOOR AREA : 1270 sq.ft. (117.9 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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