



Rhylyn Downs Road, East Studdal  
£550,000





# Rhylyn Downs Road

East Studdal, Dover

RARELY AVAILABLE AND EXCELLENT INVESTMENT OPPORTUNITY WITH OUTLINE PLANNING!

The property includes outline planning permission for a 3 bed bungalow to the rear - an excellent investment for the sought-after village of East Studdal.

Dover District Council Planning Reference No: 22/00405

Outline application for the erection of Ino. dwelling and detached garage (with appearance, landscaping and layout to be reserved).

Situated in a rural location with a large garden sits this rarely available three bedroom detached bungalow.

Although in need of modernisation throughout, this home oozes a great deal of potential so will surely attract a variety of purchasers.

From the entrance hallway, to your left are doors to the three bedrooms which are both located to the side of the property. To the right, is the good size lounge leading into the kitchen. The area does require updating but is a good space with adequate room and flexibility for a dining area. Finally there is a bathroom with a separate WC.

The garden at the back, is mainly laid as a courtyard with the front garden benefiting from a large garden laid to lawn and also provides an outstanding rural view.

This property is also being offered onto the market





### Entrance

### Lounge

Dimensions: 3.71m x 3.58m (12'2 x 11'9).

### Bedroom

Dimensions: 2.97m x 2.84m (9'9 x 9'4).

### Dining Room

Dimensions: 2.87m x 3.28m (9'5 x 10'9).

### Kitchen

Dimensions: 2.95m x 2.90m (9'8 x 9'6).

### Bedroom

Dimensions: 3.28m x 3.76m (10'9 x 12'4).

### Bedroom

Dimensions: 2.95m x 3.40m (9'8 x 11'2).

### W/C

### Bathroom

Dimensions: 1.88m x 1.93m (6'2 x 6'4).

### External

### Rear Garden







FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 904 sq. ft  
TOTAL: 904 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



## Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)