Warner Gray



Juniper, Old Brickyard, Rye, East Sussex TN31 7EE

JUNIPER, OLD BRICKYARD, RYE, EAST SUSSEX TN31 7EE

GUIDE PRICE : £475,000 - £500,000

Situated in the Old Brickyard area of Rye, this detached three-bedroom bungalow offers a surprisingly versatile home, with flexible living space that can adapt to a variety of needs and lifestyles. There are three generous double bedrooms, two bathrooms, an integral garage and off-street parking for up to three vehicles, together with a delightful south facing courtyard garden.

Whether you're looking for single level living with room for visiting family, space for a growing household or perhaps a home that offers the flexibility to work from home, the accommodation provides plenty of scope to suit different stages of life. It would also make an ideal lock-up-and-leave property for those who enjoy travelling or spending time away, with manageable outside space and a tucked away, private setting.

Conveniently placed for the historic town of Rye, with its independent shops, cafés and restaurants, as well as the beautiful surrounding countryside and coastline, this is a home that combines practicality with plenty of potential to make it your own.

SITUATION: This property is located in a lovely tucked away location within walking distance of the centre of Rye, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although a historic Cinque Port town steeped in history, Rye also caters for every day modern life and has a e range of shopping, health and leisure facilities, as well as great cafes, restaurants, pubs and hotels.

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Rye has also become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a two-screen Kino cinema complex. The Romney Marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue. There are a wide choice of educational opportunities nearby in both the state and public sectors and for transport, the town has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes.

The front door opens into an entrance vestibule, with useful space for coats, boots and bags, leading through to a handy utility area with room for white goods, built-in storage cupboards and the boiler.

From here, the accommodation opens into the impressive kitchen/dining room, a lovely light and airy space which forms the heart of the home. The vaulted ceiling, together with a Velux window above the dining area, creates a wonderful sense of space and natural light, making this an ideal setting for everyday family life as well as entertaining. The kitchen is fitted with a range of traditional style units, incorporating a ceramic sink, five burner gas hob with oven below and extractor above. There is space for a freestanding fridge/freezer, together with a useful built-in pantry providing additional storage.

To the rear of this sociable space is the sitting room, a lovely sunny reception room with a southerly aspect and double doors opening directly onto the courtyard garden.

The central living space is flanked by two distinct areas of accommodation, offering a particularly useful degree of flexibility. The east wing comprises two generous double bedrooms and a good sized shower room, providing an ideal arrangement for children, visiting family or perhaps an elderly relative who would appreciate having their own space

To the west wing of the property is the main bedroom, which enjoys a southerly aspect and views over the garden, together with a further garden room offering an additional reception space and an ideal spot in which to relax, read or simply enjoy the outlook.

This part of the house also incorporates the main bathroom and access to the integral garage, which has an electric roller door for convenient parking and additional storage.

Storage is another real advantage here, with numerous built-in cupboards and wardrobes thoughtfully incorporated throughout the accommodation, making this a surprisingly practical home as well as a versatile one.

Outside

The property is approached via a shared unmade lane, with off-street parking to the front, in addition to the integral garage, which provides further parking or useful storage.

A side gate gives access to the rear garden, which is arranged as an enclosed courtyard, enjoying a lovely southerly aspect and providing a private, sheltered space in which to sit and enjoy the sunshine. Designed with ease of maintenance in mind, the garden incorporates raised beds, offering scope for some colourful planting without the need for extensive upkeep. Its manageable layout may also appeal to those looking for more accessible outside space, including older occupants or anyone with mobility considerations.

Services : Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Rother District Council. Council Tax Band: E.

Location Finder : what3words: ///diplomats.outhouse.turkeys




HOVIS





# Floor Plan

Approx. 173.8 sq. metres (1870.9 sq. feet)




Total area: approx. 173.8 sq. metres (1870.9 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.







