



49 Jenness Ave



49 JENNESS AVENUE RYE, NEW HAMPSHIRE

Tate & Foss | **Sotheby's**
INTERNATIONAL REALTY

566 Washington Road, Rye NH

603.964.8028

LiveSeacoast.com



Digital Rendering

Rare find in Rye NH! Opportunity to build a new home on a corner lot tucked in a quiet neighborhood near Jenness and Cable beaches. Awaken to glimmers of the rising sun and sounds of the ocean, breathe the salty air, and enjoy a property that not only promises a home but a lifestyle. Fully-approved building and landscaping plans provide an accelerated start to construction with your choice of custom home builder. Architecturally designed by Somma Studios, the proposed home features 1,845 square feet of living space with southwest exposure to draw an abundance of natural light. Includes three bedrooms, three bathrooms, an attached garage and public water service. Less than a quarter-mile walk from the resident beach access path, begin and end your days with your feet in the sand. Living near the ocean only gets better with a short walk to neighborhood hotspots, from Common Roots café to The Carriage House restaurant and Summer Sessions surf shop. And close proximity to downtown Portsmouth means that it only takes 15 minutes to have the multiplicity of restaurants, concerts, and cultural venues at your fingertips. Don't miss your chance to reside in this charming and highly sought-after area, where building lots and new construction are scarce!

Property Highlights



- Opportunity to enjoy quintessential NH beach life!
- A short stroll to Jenness and Cable beaches
- .2 miles from Sunrise path (resident beach access)



- Build your dream beach house!
- Fully-approved building and landscaping plans provide an accelerated start to construction with your choice of custom home builder
- Architecturally designed by Somma Studios, the proposed home features 1,845 square feet of living space with 3 bedrooms, 2 bathrooms, and a garage



- Live in a highly sought after and charming neighborhood
- Only 15 minutes from the cultural attractions and restaurants of Portsmouth, NH
- Walking distance to beaches, restaurants, and cafes

Subject to errors and omissions. Users are advised to independently verify all information.

