

PHILLIPS & STUBBS

SEAKALE
TRAM ROAD
RYE HARBOUR
EAST SUSSEX
TN31 7TZ



Price Guide: £250,000 Freehold

A THREE BEDROOM TERRACED SEASIDE COTTAGE TOGETHER WITH ATTACHED BARN SITUATED IN THE COASTAL FISHING VILLAGE OF RYE HARBOUR CLOSE TO THE RYE HARBOUR NATURE RESERVE OFFERING BOTH COASTAL AND COUNTRY WALKS. ON THE FIRST AND SECOND FLOORS THERE ARE VIEWS OVER THE RIVER ESTUARY WITH THE SEA IN THE DISTANCE.

LIVING/DINING ROOM WITH OPEN FIRE PLACE
| FITTED KITCHEN | FIRST FLOOR LANDING |
MAIN BEDROOM | FAMILY BATHROOM |
SECOND FLOOR LANDING | TWO FURTHER
BEDROOMS | GAS HEATING (LPG BOTTLED)
| OUTSIDE SMALL GARDEN TO THE FRONT AND
LAWNED GARDEN TO THE REAR. Please note the
photograph to the right is a general scene of the
nearby beach at Rye Harbour looking towards Cliff
End, Pett Level

The property is situated in the authentic fishing and yachting village of Rye Harbour, the harbour "front" consists of a row of picturesque cottages and the William The Conqueror pub. The Nature Reserve lies within a triangle of land extending south from Rye past Rye Harbour to the sea, westward to Winchelsea Beach and northwards along the River Brede. Renowned for its fauna and flora and as a haven for shore birds, a large part of the nature reserve is a "Site of Special Scientific Interest" (SSSI) – visit www.wildrye.info for more information. The sea is about half a mile away, approached by a gated road which prevents access by cars. Extensive shingle, grazing land and marsh provide open country walking to Winchelsea and Camber Sands, one of the best known beaches on the South Coast. Local shopping facilities include general stores, café, tea room and two public houses. At the village



itself there are yacht moorings; a small fishing fleet and some commercial shipping. One and a half miles inland is the Ancient Town and Cinque Port of Rye with period citadel, timbered houses, medieval fortifications, steep cobbled ways including Church Square and Mermaid Street and weekly farmers' market. Local train services from Rye to Brighton and to Ashford with connections for London and mainland Europe via the Channel Tunnel. High speed service from Ashford into London St Pancras in 37 minutes.

The property is currently run as a successful holiday let details of which can be found on www.onelifeescapes.co.uk.

The attached unconverted barn had Planning Permission that expired in 2007, Planning Reference RR/2002/1812/P. The planning could increase the accommodation by providing a living room on the ground floor with two further bedrooms and a bathroom on the first floor. Alternatively the barn would make a fantastic artists studio, purchasers are advised to make their own enquiries and satisfy themselves to the potential with the barn prior to proceeding with the purchase. It should also be noted that the rear of the barn is not wholly owned by Seakale as the adjoining property Ivy Cottage extends to the rear of the barn which can be seen on site due to the different material and colour of the roof, the corrugated metal section is the area included with the barn.

Front door into living/dining room, double glazed window to the front, open fireplace with stripped floorboards, stairs rising to the first floor with open recess under, double doors out onto the rear garden, an open doorway through to the kitchen,

The kitchen is fitted with a range of base and wall mounted units incorporating a stainless steel sink unit, space for fridge freezer and dishwasher, built in gas hob



with oven under extractor fan over, wooden worksurfaces, double glazed window to the rear and additional window to the side.

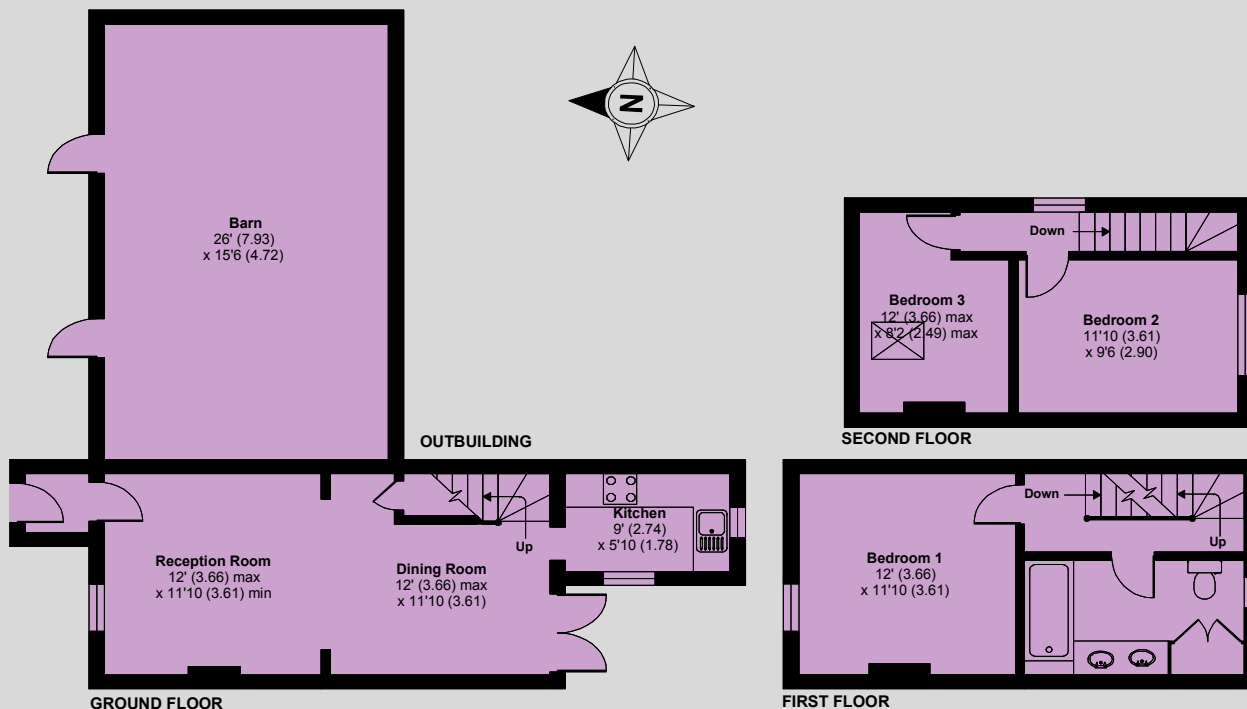
First floor landing stairs rising to the first floor, doors off to bedroom one and bathroom.

Bedroom one having a double glazed window and stripped floorboards.

Bathroom comprises panelled bath with mixer tap/shower attachment, low level wc, marble top twin sink unit with cupboards under, chrome heated towel rail, storage cupboard housing gas fired boiler and plumbing for washing machine, double glazed window to the rear with views towards the Martello Tower and river estuary.

Seakale, Tram Road, Rye Harbour, East Sussex, TN31

APPROX. GROSS INTERNAL FLOOR AREA 1307 SQ FT 121.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Second floor landing, double glazed window to the side with views over the river and Martello Tower. Doors off to bedrooms 2/3, hatch to loft space. Bedroom two has a pitched window with far reaching views to the rear over the river estuary, Martello Tower and sea in the distance, exposed floorboards.

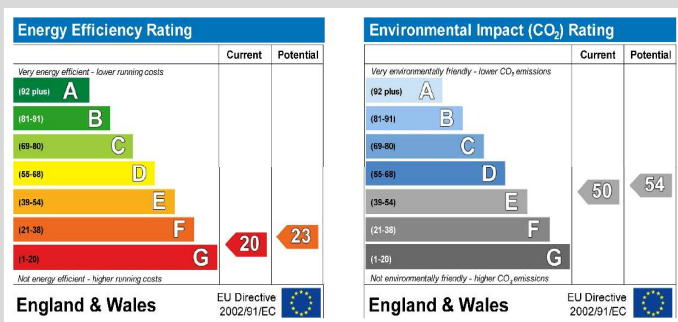
Bedroom three, Velux window to the front, exposed floorboards.

Small garden immediately outside to the front of the cottage, rear garden is fence enclosed. To the front of the barn there is a reasonable space which could provide parking. As mentioned the barn is unconverted but originally was used for storing fishing and shooting gear and understand also formed stabling for horses used for the local tramways in the 19th Century.

Directions: Entering Rye Harbour on the main Rye Harbour road continue down into the village and turn right opposite the village shop into Tram Road, follow the unmade road all the way down just before reaching the end turn left where the barn and cottage will be found set back behind the main properties fronting Tram Road.

Local Authority: Rother District
Viewing : Strictly by appointment

Important notice 1. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Descriptions of the property are subjective and are used as an opinion not a statement of fact. 2. Any areas, measurements or distances are approximate 3. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 4. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. 5. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 6. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. 7. A wide angle lens has been used in the photography.



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