

PHILLIPS & STUBBS

1 OLD POST OFFICE GARDENS
HARBOUR ROAD
RYE HARBOUR
EAST SUSSEX
TN31 7TN



Price Guide: £285,000 Freehold

A SEMI DETACHED THREE BEDROOM TOWN HOUSE LOCATED WITHIN THE VILLAGE OF RYE HARBOUR.

ENTRANCE HALL | CLOAKROOM | RECEPTION ROOM | UTILITY ROOM | INTEGRAL GARAGE | FIRST FLOOR LANDING | LIVING/DINING ROOM | KITCHEN | RECEPTION ROOM | SECOND FLOOR | MAIN BEDROOM WITH EN-SUITE BATHROOM | TWO FURTHER BEDROOMS | FAMILY BATHROOM | DOUBLE GLAZING | OIL HEATING | OUTSIDE | FENCE ENCLOSED GARDEN TO THE SIDE | BRICK DRIVEWAY WITH PARKING FOR TWO/THREE CARS | GATED ENTRANCE

The property is situated in the fishing and yachting village of Rye Harbour, set back from the harbour "front" which consists of a row of picturesque cottages and the William The Conqueror pub. Rye Harbour, built for the Excise men and harbormaster at Rye to carry out their duties and for the fishermen to land their catches, has buildings which reflect the village's association with the sea, such as the Watch House, the long established Lifeboat Station and Martello Tower, built on the beach line of the time, which formed part of the coastline defences during the Napoleonic Wars. There is also a holiday village alongside the village itself. 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 comprises one of a pair built approximately six years ago designed with low maintenance low composite weatherboard, double glazing, oil heating, landscaped garden and could suit a variety of buyers including a family, second home/ holiday let investment.

Accommodation comprises entrance hall with doors off to cloakroom comprising low level wc, pedestal wash hand basin, tiled flooring and extractor fan.

The utility room has a built-in base unit incorporating a sink, window to rear, cupboard housing the hot tank.

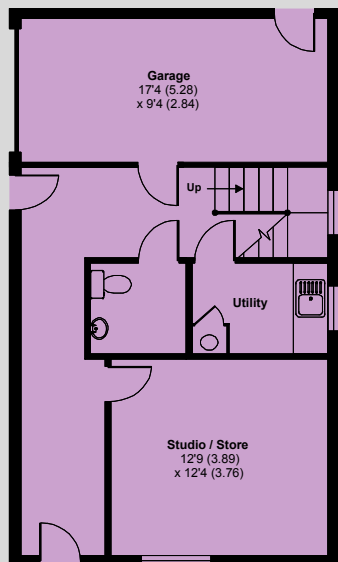
Studio/store has a window overlooking the rear garden.



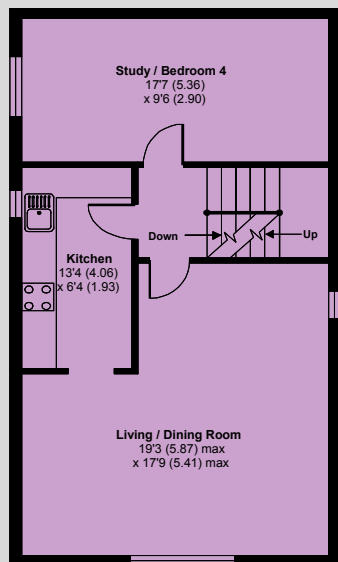
First floor landing, main living/dining room having a window to the side overlooking the garden and additional window to the rear and open doorway through to the kitchen which has a range of base and wall mounted units incorporating a stainless steel sink unit, four ring hob with extractor fan over, oven, integrated dishwasher and fridge/freezer, window to the front and tiled flooring.

Study/bedroom 4 has a window to the front.

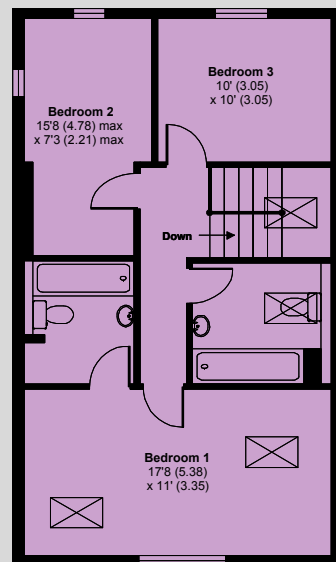
Second floor landing, bedroom one has two velux windows and a window to the side and en-suite bathroom comprising panelled bath with shower attachment, pedestal wash hand basin, low level wc, tiled floor and walls, velux window and heated towel rail.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1881 SQ FT 174.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. 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. The services, systems and appliances listed in this specification have not been tested by Phillips & Stubbs and no guarantee as to their operating ability or their efficiency can be given.

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Bedroom 2 has a window to the side. Bedroom 3 has a window to the front.

Family bathroom comprises velux window, panelled bath with shower attachment, pedestal wash hand basin, low level wc, tiled floor and walls, heated towel rail.

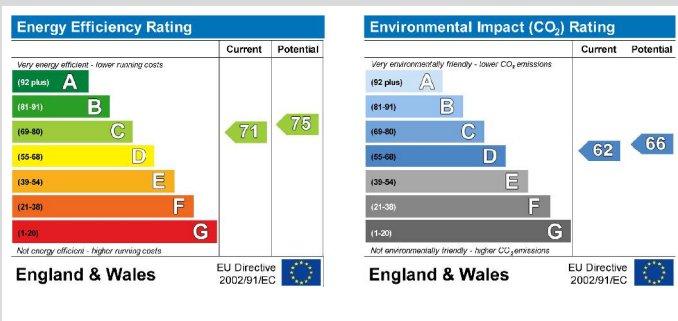
Outside, the property is approached off Harbour Road via a pair of electric gates and a brick driveway leading to a private parking area with access to an integral garage housing a wall mounted oil fired boiler, personal door to the side and up and over main door. The landscaped garden is to the side of the property and is fence enclosed.

Directions

Leaving Rye in an easterly direction on the A259, after a short distance turn left sign posted to Rye Harbour and continue down Rye Harbour Road until entering the village. The distinctive blue weather boarded properties will be found on the left hand side set back off the road.

Local Authority Rother District Council
Viewing Strictly by appointment

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