



1 Eagle Road,  
Rye, East Sussex  
TN31 7NB

PRIVATE PARKING  
Please Keep Clear

# 1 Eagle Road, Rye, East Sussex TN31 7NB

## Offers in excess of £600,000

A most charming 4 bedroom Edwardian end of terrace property now in need of modernisation, with attached outbuilding and two courtyard gardens, enjoying a most favoured position just a short walk from the centre of the historic Cinque Port town of Rye, its many local amenities and railway station.

This beautiful property, which has been a much-loved home for a number of years, is bursting with character, warmth and charm and although perfectly liveable, would now benefit from internal updating.

Set over three floors, the well-proportioned accommodation which extends to just over 1,600 square feet in total includes: a beautiful hall with panelled staircase; a large, light, bright triple aspect sitting / dining room; a good size kitchen / breakfast room that opens up onto a small courtyard at the side of the house; a spacious bathroom and four good size bedrooms.

NB: To the back of the kitchen is an attached brick-built outbuilding which is very handy for the storage of bikes etc as it has access from the street. This building could also potentially be opened up into the kitchen (subject to the necessary consents) or very easily be converted into an artist studio or home office if desired. It also gives access to the rear courtyard garden.

Outside, the house sits in a terrace of pretty Edwardian properties, where there is the bonus of private parking for the residents. Just a short pretty walk to the High Street, Citadel and station, and just a stone's throw from the coast, this property is perfectly placed to take full advantage of all the local amenities and lifestyle opportunities on offer.

- 4 Bedroom Edwardian property in sought after location
- End of terrace / now in need of internal modernisation
- 3 storeys / just over 1500 square feet of accommodation in total
- Attached brick outbuilding with huge potential (stpc)
- 2 enclosed courtyard gardens to the side and rear of property
- Sought after location / private on road parking for residents
- Short walk to Citadel and all local amenities on offer
- Wild and wonderful Romney Marshes and Coast nearby
- Railway station a short walk / lines to Brighton and Ashford. No onward chain.

**SITUATION:** 1 Eagle Road is situated within the Conservation Area in a period terrace just a short walk from the centre of the very charming town, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although the town is steeped in history, it also caters for every day modern life and has a comprehensive range of shopping, health and leisure facilities. There is also an annual Rye Arts and International Jazz Festival and a Kino cinema complex. The Romney marsh countryside is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue.

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**GROUND FLOOR** The art deco style front door opens into a long **HALLWAY** where a panelled staircase leads up to the first floor. Large under stairs cupboard. Space for cloaks and free standing furniture.

**SITTING / DINING ROOM** 26'3 x 13'3. On entering this lovely triple aspect open plan living / dining room, you immediately have the feeling of space, warmth and calm. With its large bay window to the front and two sash windows to the side, the sitting area is both light and cosy and the dining area at the other end of the room, plenty big enough for a large table, chairs and free-standing furniture.

**KITCHEN / BREAKFAST ROOM** 12'10 x 10'10. Positioned at the back of the house with windows over and door onto a small gated courtyard to the side, this room is a lovely place to cook and eat. This light, bright space has fitted wood units, both base and wall, and a range of built-in cupboards. Space for free standing cooker, fridge/freezer, washing machine and table and chairs. NB: This room is bordered to the rear by a brick outbuilding which could potentially, subject to the necessary professional advice and permissions, be incorporated into the kitchen to make a large open plan room that opens up onto both outside courtyard spaces.

Stairs lead to the **FIRST FLOOR LANDING** which in turn gives access to the attic bedrooms on the second floor. Doors to:

**BEDROOM 1** 13'10 x 13'3. A light and airy spacious double bedroom with large bay window to the front and sash window to the side.

**BEDROOM 2** 13'4 x 11'11. A good size double bedrooms with windows to the side and rear.

**BATHROOM** A very spacious bathroom with panelled bath, separate shower cubicle, wash basin and WC. Built-in cupboard. Window to rear.

**SECOND FLOOR** Stairs from the first-floor lead to a small landing that gives access to the two bedrooms on this floor. Loft hatch and eaves access. NB: Other properties in the road have converted this floor into one large principal bedroom suite. Note there is some restricted head height to this floor.

**BEDROOM 3** 16'2 x 7'8. This lovely room with its stripped floor and wonderful views towards the Citadel is bursting with character and charm. Dormer style window to front.

**BEDROOM 4** 13'3 x 7'8. Currently set up as a bedroom, this pretty room could be utilised in a number of different ways and with the dormer window to the rear giving far reaching views, it would make the perfect study or office space.

**OUTSIDE** To the front of the property is a small garden area bounded by a low wall. An original tiled pathway leads you to the front door. To the rear are two enclosed, separate courtyard gardens, which could make lovely spots for alfresco dining and summer living. A gate to the side of the property leads through to the smallest courtyard which in turn gives access to the kitchen and the very useful brick outbuilding, which has masses of potential (stp). Bi-fold doors on the side of the outbuilding make it the perfect place for the storage of bikes etc.

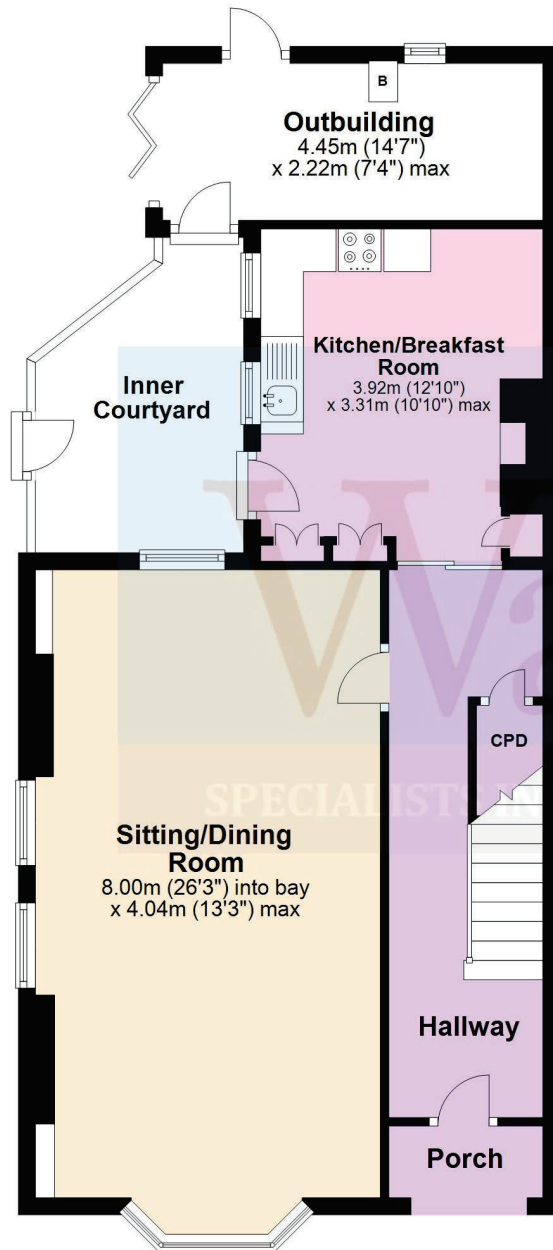
A door at the back leads out to the main garden area. NB: We understand that Eagle Road is unadopted and that parking is private and for residents only.

**SERVICES** Mains: water, electricity, gas and drainage. EPC: tba. Local Authority: Rother District Council. Council Tax Band: D. Location Finder: what3words: dummy.newly.stumps



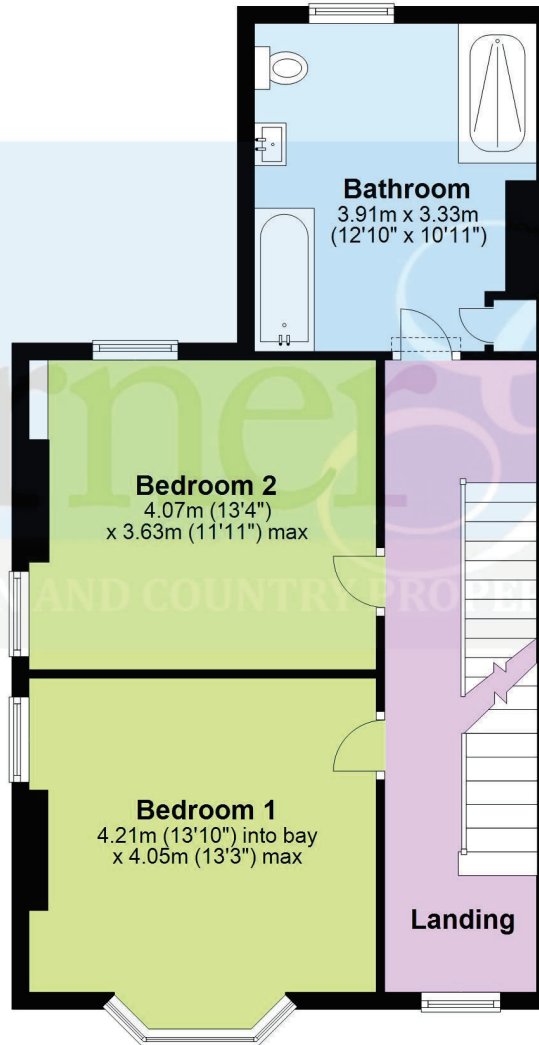
## Ground Floor

Approx. 66.6 sq. metres (717.3 sq. feet)



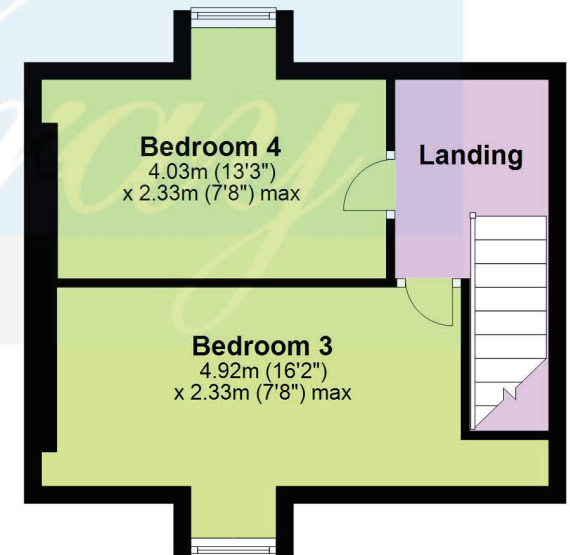
## First Floor

Approx. 57.6 sq. metres (620.2 sq. feet)



## Second Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



Total area: approx. 153.8 sq. metres (1655.8 sq. feet)



