

1 Old Post Office, Rye Harbour, Rye East Sussex TN31 7TN

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Guide Price £575,000

We are delighted to offer this fabulous semi-detached four-bedroom family home that offers the most wonderful lifestyle, walking distance of the famous and picturesque Rye Harbour and beach, along a private gated drive with stunning Mediterranean style garden perfect for relaxing and entertaining.

This property has been the subject of a meticulous improvement campaign thoughtfully designed with an eye-catching nautical theme, whether as a holiday retreat or permanent home this it is an ideal choice for those seeking to live and explore the historic surroundings and enjoy coastal living at its best. Internally, this impressive property provides an amazing feeling of space being flooded with natural light with the stylish décor accommodation being arranged over three floors with a particular feature being the spacious triple aspect first floor sitting room at the heart of the home and enjoying a lovely view over the rear garden.

The property also benefits from parking and a garage (currently used as storage) and is in a highly desirable location with the nature reserve, as well as a yacht club and mooring / launching facilities, shingle beach and sea front within easy reach. The medieval cinque port town of Rye is also nearby offering an eclectic range of independent shops and boutiques, cafes, restaurants, antique shops as well as a number of sports clubs and railway station. There are also some wonderful rural walks to be found through the surrounding countryside.

- Stunning position walking distance of the beach
- Most distinctive, semi-detached 4 bedroom / 2 bath/ shower room property
- Refurbished and presented to a high standard throughout
- Stunning contemporary living accommodation over three floors
- Wonderful beach-like landscaped gardens
- Gated close with parking and single garage (currently storage)
- Ideal as a permanent home or weekend retreat
- Wide choice of local schools in the area as well as sports clubs
- Railway station at nearby Rye with Ashford and Eastbourne lines

SITUATION: This popular area offers a rich maritime history and there remains a small fishing fleet and yacht moorings nearby. Admiralty jetty nearby, as is the stunning Rye Harbour Nature Reserve (a site of Special Scientific Interest), which not only boasts birds from all over the world, but also has many beautiful walks along the surrounding scenic coastline and a Discovery centre with cafe and other facilities. At the harbour, there is also a popular pub and cafe, art gallery, Life Boat station and general stores. The historic Cinque Port town of Rye, which is 2 miles distant, enjoys superb medieval architecture and offers a wonderful range of interesting shops, leisure and recreational amenities along with a good representation of the arts. For travel to London, Rye has rail links to London via Ashford which includes the high speed service to St Pancras.

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Warner Gray



GROUND FLOOR The front opens into a good size L-shaped **ENTRANCE HALL** with access to the integral garage (currently used for storage). Door to :

CLOAKROOM with low level w.c.

UTILITY ROOM Fitted sink unit, space for washing machine and tumble dryer.

KITCHEN / DINING ROOM 17'8 x 12'9, a highlight of the house is undoubtedly this sleek, comprehensively equipped modern kitchen / dining room comprising a range of oak worksurfaces with glass splashbacks, fitted base cupboards and drawers with matching wall mounted units, built in quality appliances including an integrated dishwasher, fridge / freezer and Neff cooker and boiler tap. Ample space for dining table and chairs. This room is perfect for family gatherings with glazed patio doors that open onto the pretty 'driftwood beach' garden with decked area and pergola.

FIRST FLOOR landing with window to the rear.

An impressive triple aspect **SITTING ROOM** 19'1 x 17'8, being a light and bright versatile room with a window seat providing an ideal place to sit and relax looking out on the garden and the contemporary style woodburning stove provides a focal point for the room.

There is also small **KITCHENETTE** 6'5 x 6'5. with sink unit and fridge being ideal for making tea and coffee.

BEDROOM 4 / STUDY 15'5 x 9'6. A further good size, versatile room with window to the front. Built in storage.

SECOND FLOOR Landing with skylight. Doors to:

BEDROOM 1 15'9 x 11'1. A light and airy triple aspect bedroom with large windows and skylight allowing an abundance of natural light. Built in wardrobes.

EN-SUITE SHOWER ROOM with a smart white, modern suite.

BEDROOM 2 10' x 9'7. Window to the side.

BEDROOM 3 13'3 x 7'2. Double aspect room.

FAMILY BATHROOM Fitted with smart white suite with double end bath and shower attachment. Low level w.c. wash hand basin and towel rail. Skylight window.

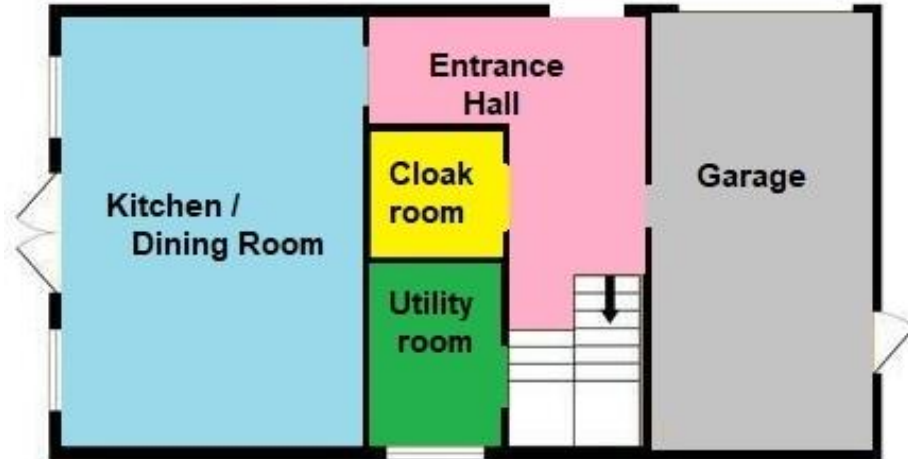
OUTSIDE The property is approached via remotely controlled double gates and a shared courtyard. There are two designated parking spaces to the front and a drive / hardstanding that leads to the garage, this area is currently fenced and used as a terrace, but access could be reinstated. There is a gate to the left-hand side opening to a utility area, space for log storage, outside tap, oil storage tank.

INTEGRAL GARAGE 17'6 x 9'2. Currently providing extra storage space with remote controlled door to the front and personal door to side and into the entrance hall. Wall mounted central heating boiler. There is a delightful 'driftwood' style garden carefully designed with a decking, pergola, established beds and productive herb garden giving a 'Mediterranean beach' vibe ideal for summertime alfresco dining and is in keeping with the overall nautical feel of this welcoming home.

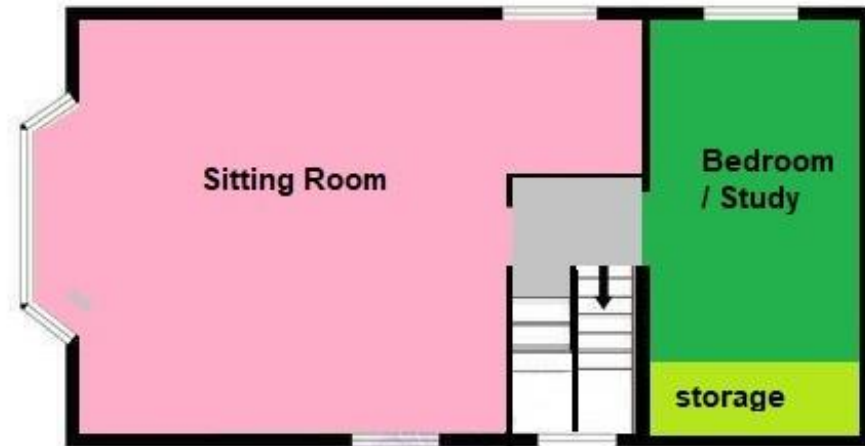
Rother District Council Tax Band D **EPC** : D **Please note** the vendor paid £120.00 last year towards the electric gate maintenance



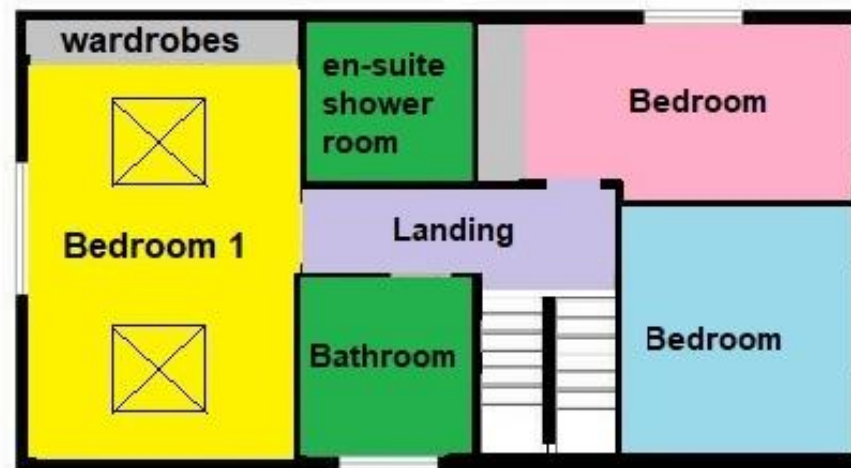
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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