

Warner Gray

A photograph of a two-story Victorian-style house with a bay window and a brick garden. The house features a mix of red brick and white stucco. The bay window has blue frames and white shutters. The roof is made of dark tiles, and there is a prominent brick chimney. The garden is paved with red and grey bricks, and there is a wooden fence and a brick pillar in the foreground. A tree with green leaves is on the right side of the image.

7 Udimore Road, Rye,
East Sussex TN31 7DS

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Guide Price £725,000

An exciting opportunity to purchase a spacious 3 storey period townhouse with enclosed garden and off-street parking for two cars, just a short walk from the centre of the Cinque Port town of Rye.

A characterful home in an exceptional setting, offering the very best of town, coast and countryside living.

Step through the original stained-glass door and you'll discover a beautifully restored four-bedroom, four-bathroom semi-detached period home offering around 2,000 sq ft of stylish living space. With private parking for two cars, a charming courtyard-style garden and an enviable position just a short walk from Rye's historic Citadel and railway station, it offers the perfect blend of character and convenience.

The current owners have transformed this substantial three-storey property, creating a timeless, welcoming home designed for modern family living. This sense of care continues outdoors, where the landscaped courtyard garden provides a peaceful retreat, ideal for relaxing or entertaining. A rare bonus is the direct access to the park behind the house, wonderful for children, pets or simply enjoying the leafy outlook.

And it's the location that truly completes the picture. From your front gate, you're moments from the vibrant centre of Rye, with its boutique shops, cafés and historic charm. The stunning East Sussex coastline lies only minutes away, while the dramatic, open landscapes of the Romney Marshes invite long walks and weekend adventures.

SITUATION: Just a short walk from the centre of the charming Cinque Port town of Rye, this home enjoys one of the town's most desirable locations. Rye's cobbled lanes, medieval fortifications, period buildings and beautiful parish church create an atmosphere unlike anywhere else - rich in history yet wonderfully alive with culture and everyday amenities. The town offers everything needed for modern living, including a wide range of shops, health services and leisure facilities. It has also become a thriving hub for the arts, with numerous galleries, independent craft shops, the much-loved annual Rye Arts and International Jazz Festival, and a stylish two-screen Kino cinema.

Surrounded by the dramatic landscapes of the Romney Marsh and with the coast only moments away, the area is perfect for long walks, cycling, birdwatching and a host of outdoor pursuits. Educational options are excellent, with a wide choice of both state and independent schools nearby. For commuters, Rye provides local train services to Eastbourne/Brighton and Ashford, where High Speed rail links offer swift access to London St Pancras in as little as 37 minutes, bringing the capital comfortably within reach while allowing you to return home to the peace and charm of this lovely home.

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A charming blend of painted and tiled frontage, complete with a turret-style roof and elegant bay windows, gives this home its handsome, unmistakable kerb appeal. The original stained glass door sets the tone beautifully, opening into a house full of warmth, character and thoughtful surprises.

Stepping inside, you're welcomed first into the Family Room, currently arranged as a games room. This wonderfully flexible space can adapt effortlessly, whether as a formal dining room, a playroom, a study area or an extension of the sitting room that lies just beyond.

The Sitting Room itself is charming, with characterful features such as the marble fireplace and log burner creating a cosy atmosphere.

At the back of the house, the stunning Kitchen/Breakfast Room forms the true heart of the home - an expansive, beautifully designed space perfect for relaxed, sociable family living. Here, a considered combination of colour and material includes French grey and ink blue shaker style cabinetry, quartz worktops, Victorian style decorative tiles and exposed brickwork, which gives this large space character and texture.

The generous central island with its double Butler sink is ideal for food preparation, informal meals or even as a workstation. A Rangemaster cooker, integrated dishwasher and underfloor heating elevate both function and comfort. Carefully placed roof lanterns and full-width bi-fold doors bathe the room in natural light throughout the year, while a log burner ensures this generous space stays cosy during the cooler months.

A well-appointed Cloakroom completes the ground floor.

Bespoke oak stairs lead to the First Floor, home to Three double Bedrooms. Two feature stylish modern en-suite Shower Rooms, and the beautifully finished family Bathroom, like the bedrooms, brings a gentle elegance with its delicate floral wallpaper. One bedroom is currently used as a gym, its picture window perfectly framing the park and rolling countryside beyond - an inspiring view for any morning routine.

A further staircase rises to the Second Floor, where a landing area offers clever built-in eaves storage and a walk-in wardrobe, ideal for anyone who loves to either keep everything beautifully organised or hoard!

The Principal Bedroom Suite is a true highlight: a peaceful retreat with a contemporary open-plan en-suite Shower Room that delivers instant "wow". Exposed brickwork and painted stripped floors add texture and style, while an additional large eaves space ensures generous storage.

Outside : The garden is a private, enclosed courtyard sanctuary, perfect for alfresco living, morning coffees or lazy evenings outdoors. A large store/workshop provides excellent practical space, and a jacuzzi (available by separate negotiation) adds a touch of luxury.

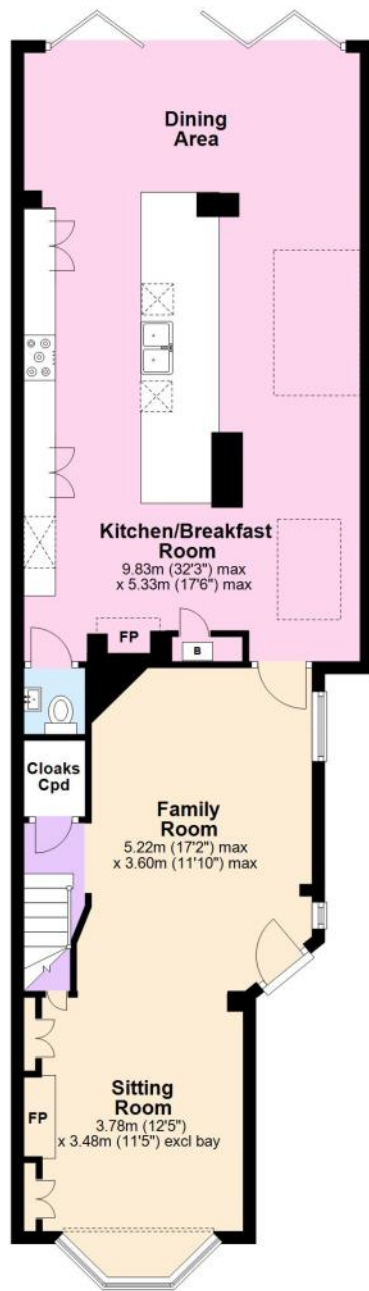
A gate at the rear opens directly onto the park, complete with children's play equipment and wide open spaces ideal for energetic little ones and dogs alike.

To the front, a smart brick-paved driveway offers parking for two vehicles, completing this beautifully balanced home inside and out.

Services: Mains: water, electricity, gas and drainage.
EPC Rating: tba. Local Authority: Rother District Council.
Council Tax Band: E.

Location Finder : what3words: ///confusion.says.umpires





Ground Floor
Approx. 90.2 sq. metres (970.4 sq. feet)



First Floor
Approx. 59.4 sq. metres (639.6 sq. feet)



Second Floor
Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 203.7 sq. metres
(2192.3 sq. feet)

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