



**6 Pottery Court,  
Rye, East Sussex TN31 7DF**



## 6 Pottery Court, Rye, East Sussex TN31 7DF Guide Price £565,000 freehold

6 Pottery Court is a lovely mews style attached waterside property offering immaculately presented 3 bedroom accommodation with a stunning open-plan living space, two terraces and tandem garage, just a short walk from the centre of the historic Cinque port town of Rye and all its many amenities.

This modern, chic town house is both beautiful and practical. The ground floor, with its extensive hall, cloakroom, utility room, spacious store room and tandem garage has been designed with functional living in mind. Explore upwards, and you will find the generous open-plan living space which has a real "wow" factor. To one end is a well-equipped kitchen and dining area, and to the other, a light, bright living space that opens onto a wonderful decked terrace which takes full advantage of the waterside views on offer.

You can certainly imagine a glass of wine on the terrace at the end of a long day and feeling the day's stress vanish as you watch the antics of the ducks and wild life on the water below.

To the second floor is a shower room and three bedrooms, the principal of which has a modern en-suite bathroom and balcony, perfect for an al fresco morning coffee.

Built 14 years ago as part of a small select gated development on the site of one of the original Rye Potteries, this property would make an ideal permanent home, coastal bolthole or a long term rental investment. Although all the local amenities are within a short walk, which is what makes this location so popular, this property benefits from garage parking for two cars which means should you want to explore the stunning coast or Romney Marshes by car, you absolutely can. For journeys farther afield, the railway station is just a couple of minutes walk away and has lines to Brighton and Ashford, which in turn has the high-speed rail link to London.

- Attractive modern 3-storey mews style waterside property
- Part of a small private development built 14 years ago
- Beautiful open-plan living space opening onto large terrace
- Modern kitchen, utility, shower room and cloakroom
- 3 good size bedrooms / principal with en-suite and balcony
- Security gated entrance courtyard / integral tandem garage
- Short walk to the centre of Rye and the many local amenities on offer
- Approximate, 5 minute walk to mainline station and supermarket
- Romney marshes and coast just a stones throw away

**SITUATION:** 6 Pottery Court is a short walk from the historic Cinque Port town of Rye, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although the town is steeped in history, it also caters for everyday life and has a comprehensive range of shopping, health and leisure facilities. Rye has become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a two-screen Kino cinema complex. The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue. There are a choice of educational opportunities nearby in both the state and private sector. For transport, the town has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes.

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**HALLWAY** 27'6 x 6'6. The front door opens into a long hallway which has oodles of open storage space for cloaks and boots and even a piano! Stairs to first floor. Doors to garage, utility and :

**CLOAKROOM** A handy cloakroom with a wash basin and WC.

**UTILITY ROOM** 8'2 x '6.6. A useful room with worktop space, sink with drainer and built-in storage cupboards. Space and plumbing for washing machine and dryer. Door to store room.

**STOREROOM** 15'7 x 5'7. Whether you have an active lifestyle and lots of equipment to store, or simply someone who has a lot of things, this space really is a bonus.

**GARAGE** 36'4 x 8'7. An electric door gives access to the integral tandem garage which has space for two cars. Due to the length of the garage, it could also function as a workshop or hobby space to one end if only one car was needed to be parked.

**FIRST FLOOR OPEN PLAN LIVING AREA** 19'7 x 15'7. This spacious, light, open plan room is the perfect place to relax. Bi-folding doors across one end of the room give views over and access to the large, decked terrace beyond. The other end of the room is open to the kitchen and dining area, making this an incredibly social space. Stairs to second floor.

**KITCHEN / DINING AREA** 15'7 x 10'9. The sleek design of the kitchen gives a very clean, modern feel. There are a number of fitted cupboards and units with worktops and one and a half bowl sink with mixer tap and drainer. The fittings include a Siemens eye-level double oven, 5 ring gas hob with extractor above, integrated dishwasher, fridge and freezer. Space for table and chairs.

**SECOND FLOOR** Stairs from the open plan living area on the first floor lead to a landing on the second floor from which all the bedrooms and shower room are accessed. Loft hatch. Cupboard housing hot water cylinder

**BEDROOM** 13'5 x 9'2. The lovely principal bedroom is an oasis in which to relax and unwind at the end of a long day. There is plenty of built-in storage to one wall and an immaculately presented contemporary **EN-SUTIE BATHROOM** A sliding patio door brings in masses of natural light and gives access to the small balcony which gives wonderful vistas over the river below.

**BEDROOM 2** 10'9 x 9'2. A good size double bedroom currently set up as a dressing room. Built-in sliding door wardrobe. Views to the front over the roof tops of Rye.

**BEDROOM 3** 10'9 x 5'11. Although this is the smallest of the three bedrooms, it would still make a good size single room or study.

**SHOWER ROOM** A modern shower room comprising shower cubicle; wash basin, WC, and heated towel rail.

**OUTSIDE** Pottery Court is approached through a secure gated entrance which has an entry call system in operation to each property. A courtyard at the front of the mews houses provides a turning area and bin storage area.

To the back of the property are two terraces overlooking the water, providing idyllic places to sit, relax and watch the world go by. The property is perfectly placed to take advantage of the many leisure facilities on offer in the town and it is just a short and beautiful stroll by the river to the Harbour Quay, the cinema and the many restaurants that Rye has to offer.

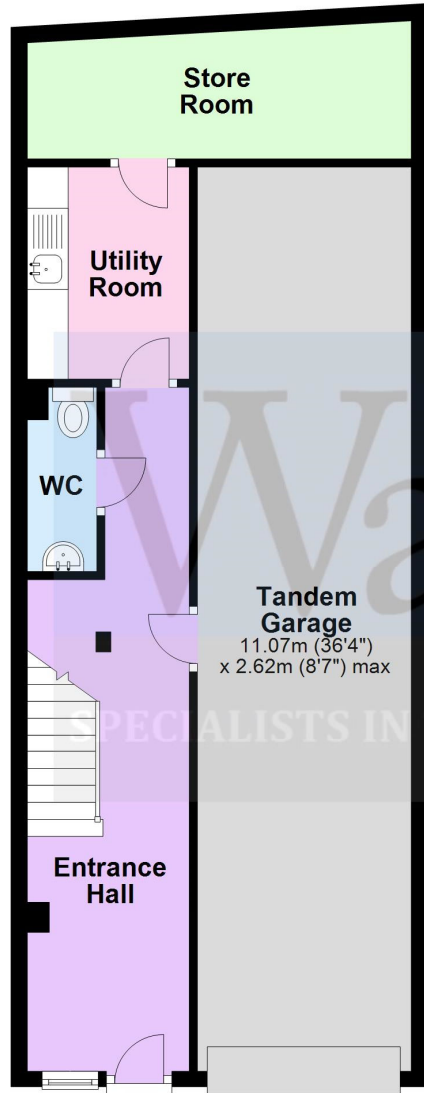
**SERVICES** : Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Rother District Council. NB: There is an annual service charge for maintenance of the communal area, garden, servicing of electric gates etc. (Jan to Dec 2022 £121.39).

**AGENTS NOTES** : No commercial Holiday Lets such as Airbnb are allowed on the development.



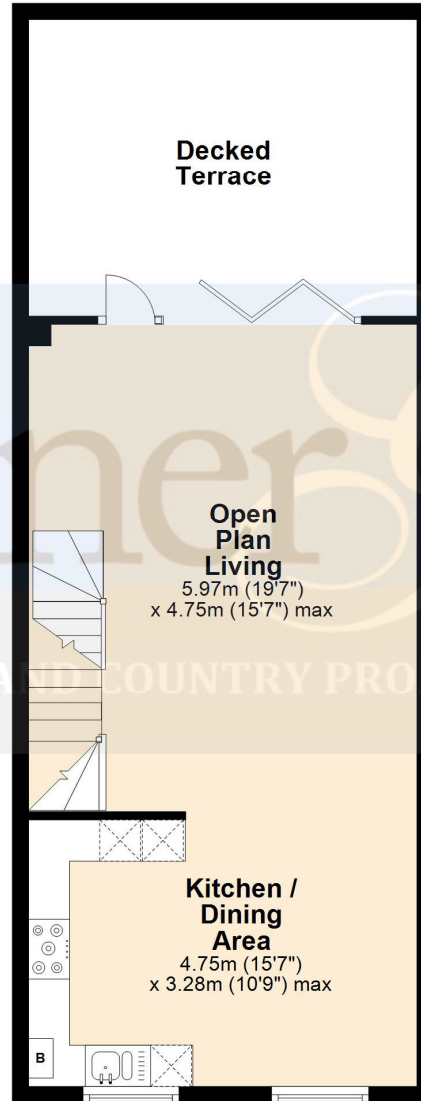
### Ground Floor

Approx. 59.6 sq. metres (641.8 sq. feet)



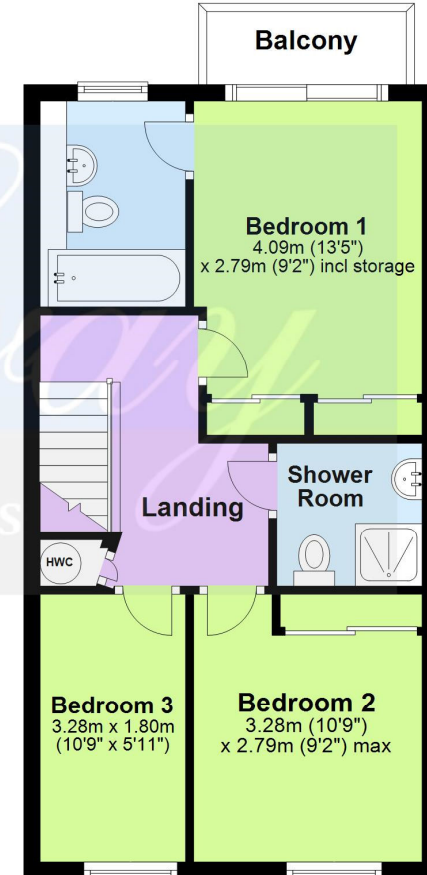
### First Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



### Second Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 147.6 sq. metres (1588.9 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.







