



93 Military Road, Rye  
£445,000





Barnaby Osborne in Partnership with Nested are delighted to market For Sale, situated in a sought-after street, this charming three bedroom end of terrace house which is a rare gem offering a tranquil riverside setting. Boasting the potential to extend, subject to the usual consents, this property presents a unique opportunity for those seeking to create their dream home.

The accommodation comprises on the ground floor, large entrance porch, entrance hallway, lounge, kitchen, dining room and downstairs WC. To the first floor there are three bedrooms and a shower room.

Additionally, the property benefits from a garage with direct access from the garden and a spacious driveway providing parking for multiple vehicles. With the picturesque River Rother as its backdrop, the home offers a peaceful position while still being within walking distance to the historic town of Rye.

The outside space of this property is equally as impressive, with a patio area ideal for alfresco dining and offering potential for a double storey extension, subject to planning permission. A gate opens up to an area of lawn leading down to the river, bordered by mature shrubs, flowers, and fruit trees, enhancing the tranquil ambience. Privacy is provided by a hedgerow surrounding the front garden, which also offers the opportunity for further parking should the need arise, subject to the necessary consents. The garage, complete with light and power, provides convenient access to the garden. This property truly offers a balance of peaceful riverside living and the potential for expansion, making it a versatile and desirable home for those seeking both tranquillity and opportunity.





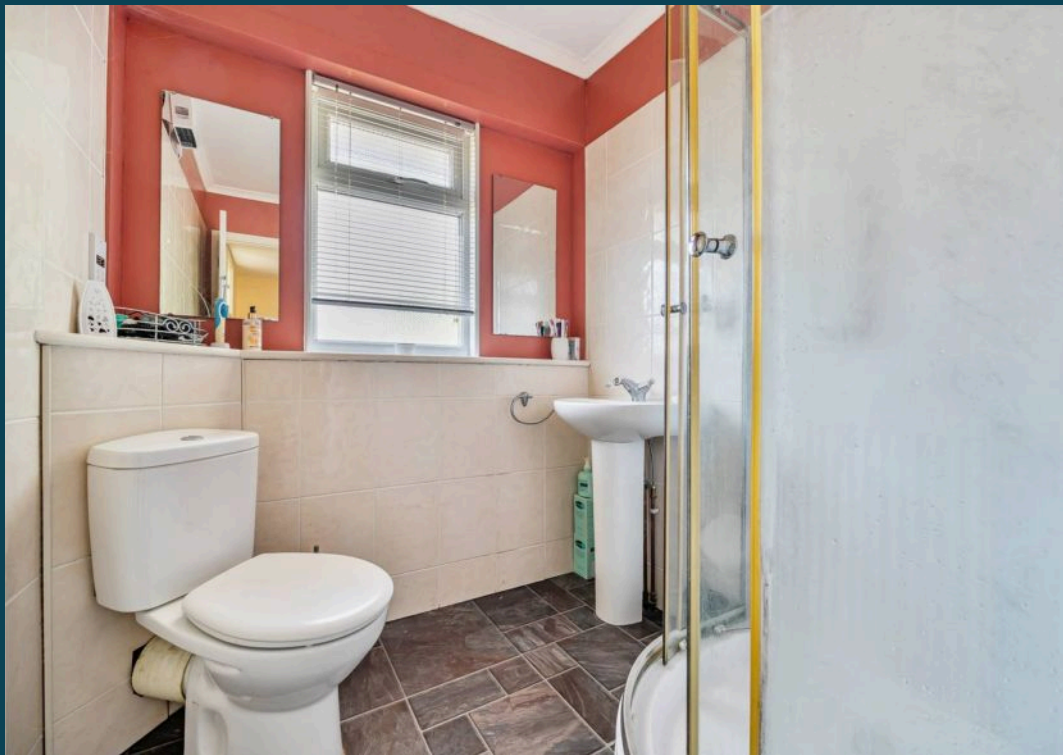


## 93 Military Road, Rye

A three bedroom family home backing onto the River Rother. Potential to extend with garage, driveway, beautiful views. Tranquil yet close to town. Fantastic opportunity to enhance a property over time

- Backing onto the River Rother
- Potential To Extend Subject to the Usual Consents
- Walking Distance into Rye
- Three Bedrooms
- Downstairs WC
- Garage with Direct Access from the Garden
- Large Driveway with Parking for Multiple Vehicles
- Separate Dining Room
- Council Tax band: D
- Tenure: Freehold
- EPC Energy Efficiency Rating: C





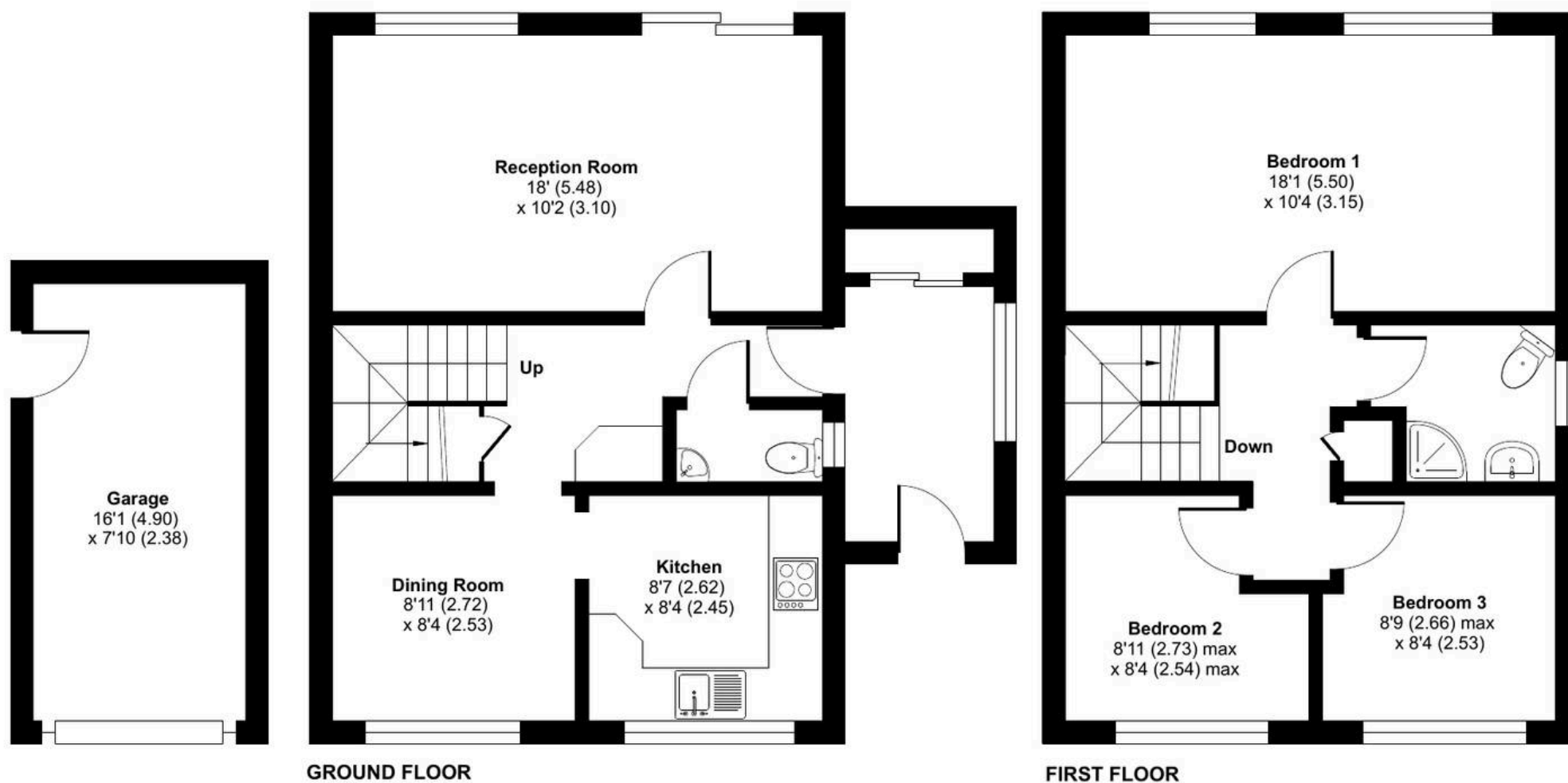
# Military Road, Rye, TN31

Approximate Area = 980 sq ft / 91 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Nested. REF: 1285974







## Nested Rye

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