



34 Cadborough Cliff, Rye

In Excess of £1,000,000



This incredible 1930's home has been a long-term family home, presented in the most impeccable condition with a range of features that are so very difficult to combine. With uninterrupted views from the vast majority of the house across fields, to the English Channel, Rye and the Romney Marsh in one direction, with Winchelsea Town and the Fairlight Firehills in the other, all viewable from the phenomenal kitchen/diner on the ground floor, two bedrooms with their balcony on the second floor, or the principle bedroom on the second floor with the juliette balcony, whilst having a large driveway, large, level rear garden and walking distance to Rye Town Centre, a home like this very rarely becomes available.

The accommodation is arranged over three floors, with the ground floor comprising entrance porch, entrance hallway, lounge with log burner, the heart of the home being the beautiful kitchen/diner with bar area, island and bi-folding doors onto the garden, a snug, utility cupboard, downstairs WC and an integral garage. To the first floor, there are three bedrooms, two of which having access to a large balcony, along with a family bathroom. To the second floor is the principle bedroom with juliette balcony, enjoying the views to the rear, along with a bathroom.

Outside, the rear garden continues to delight, offering a haven for relaxation and social gatherings. Features including a bar, fire pit, large deck and lush lawn ensuring that this is the perfect home for entertaining. Ideally situated within walking distance of Rye Town Centre, this property combines the tranquillity of a rural setting with the convenience of urban amenities just a stroll away. Whether you seek a peaceful retreat or a vibrant social hub, this residence offers the best of both worlds.





The best view in Rye? You decide! 1930's four bedroom detached home, impeccable condition, stunning kitchen/diner, balcony on first floor, juliette balcony on second floor. Walking distance to Rye.

- Stunning Four Bedroom 1930's Detached Home
- Balcony to Rear Accessed via Two First Floor Bedrooms
- Stunning Uninterrupted Views of the English Channel, Rye, Winchelsea, countryside fields
- Immaculately Presented & Refurbished
- Bedroom One with Juliette Balcony & Views
- Integral Garage
- Beautiful Kitchen/Diner with Feature Island, Bi-Folding Doors onto the Rear Garden with Views
- The Perfect Home for Entertaining
- Walking Distance into Rye Town Centre
- Level Rear Garden with Bar, Fire Pit, Large Deck, Lawn & Phenomenal Views
- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: D







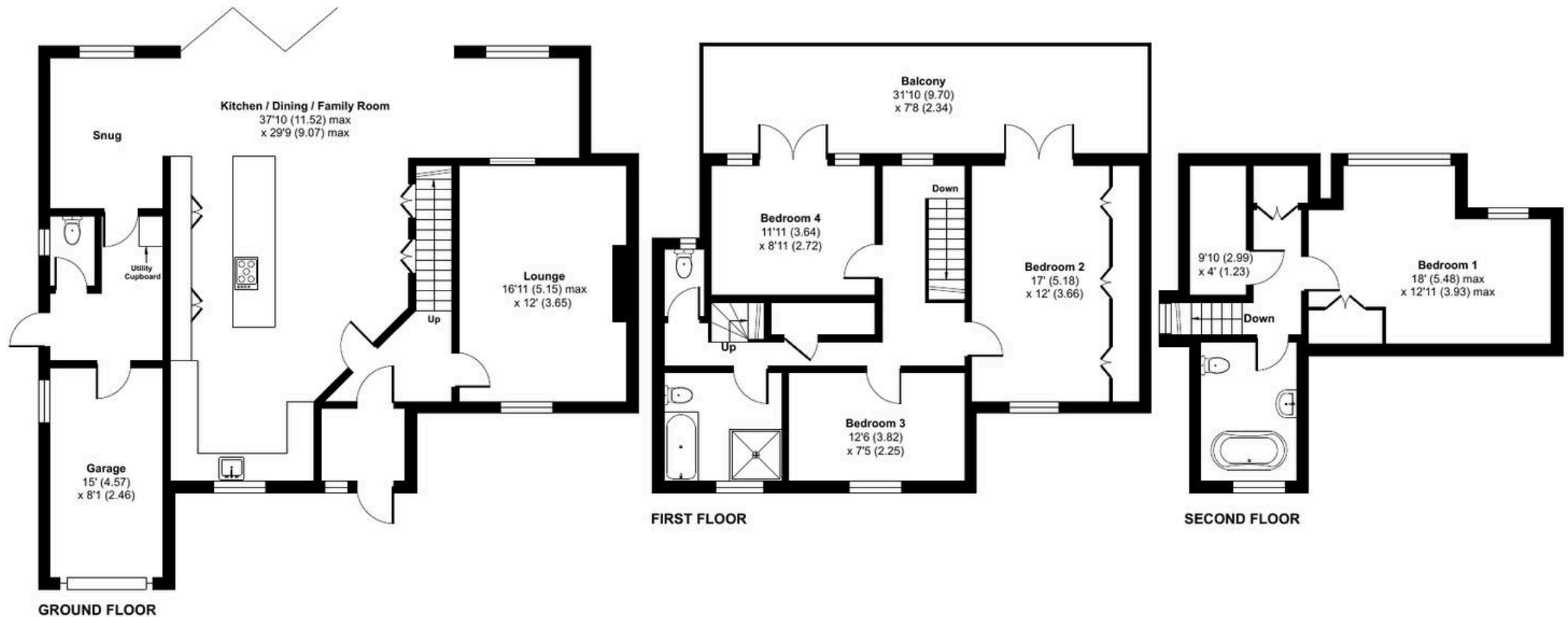
Cadborough Cliff, Rye, TN31

Approximate Area = 2097 sq ft / 194.8 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 2218 sq ft / 206 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: 1340507





Nested Rye

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