

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a hidden location towards the end of Rock Channel in a mixed residential and commercial area adjacent to the Rive Brede within half a mile of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Festival is held annually. From the town there are local train services to Brighton and to Ashford, from where there are high speed connections to London St Pancras (37 minutes) and the Continent via Eurostar. Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15mile radius, Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks. Both Rock Channel and Rock Channel Quay area are currently undergoing dramatic regeneration from commercial/industrial to predominantly residential which will, in time, improve the whole area. EPC: E

Forming a detached Victorian house presenting both brick and weatherboard elevations beneath a pitched slate roof. The accommodation comprises,

Rear door into the **entrance hall/study** stairs to the first floor with recess under. Window overlooking the garden.

Living room sliding door to the garden, fireplace with woodburning stove. Door to a **shower room** comprising shower cubicle, w.c, wash hand basin, tiled floor. Door to garden.

Dining room with woodburning stove.

Kitchen fitted with a range of base and wall mounted units incorporating a Range style 5 ring gas hob with oven under and extractor fan over. Stainless steel sink, space for fridge/freezer and dishwasher. Tiled floor, cupboard housing a gas fired boiler and door to garden.

First floor landing with doors off to all bedrooms and family bathroom.

Bedroom 1 with door out to a roof terrace enjoying an outlook over the garden with sailing masts from the boats moored on the nearby River Brede.

Bedrooms 2 and 3 both have windows to the rear with similar views to bedroom 1 and both have built in wardrobe cupboards.

Family bathroom comprises panelled bath with shower attachment, w.c, wash hand basin, window to rear and painted tongue and groove panelling.

Outside: To the front there is parking and access to a substantial outbuilding which comprises a tandem garage, utility room having space and plumbing for a washing machine and drier plus space for additional appliances. Door to an adjoining workshop. The rear garden has an area of decking with lawn beyond and a further area of decking. The current owners also rent an additional 0.2 acres (to be verified) from the Environment Agency on a 3 year garden license for £400 per annum. This additional area is basically an extension of their existing garden and borders the river moorings. This additional area is not available to purchase.

Price guide: £750,000 freehold

Rock Channel House, Rock Channel, Rye, East Sussex, TN31 7HJ



A detached 3 bedroom Victorian house with a tandem garage, parking and workshop enjoying a south easterly aspect across working boat yards and shipwrights to the River Brede

Entrance hall/study • Living room • Dining room • Kitchen • Shower room
First floor landing • Bedroom 1 opening onto a roof terrace • 2 further bedrooms • Family bathroom
Outbuilding comprising a tandem garage, utility room and workshop • Gas heating • EPC rating E • Parking to the front
Rear garden with decked terrace • Further area (0.2 acres) of garden Leased from the Environment Agency



Directions: Entering Rye from the Ashford direction on the A259, you will go over a bridge with a fish shop on your left, at the next roundabout turn left A259 (Fishmarket Road) on your left will be the bowls green and recreational field. Continue along the road until the end of the field and turn immediately left, by the 'Chair Doctor'. Follow the road around to the right into Rock Channel, passing between the various boatyards and properties and keep on going until you reach the dead end where the property and parking will be found.

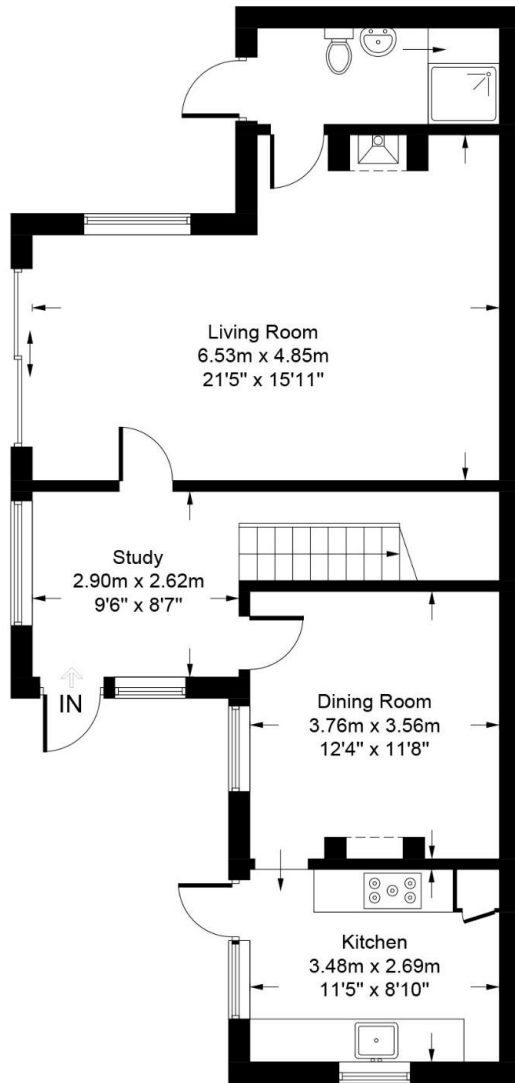
Rock Channel House, TN31

Approximate Gross Internal Area = 122.4 sq m / 1317 sq ft

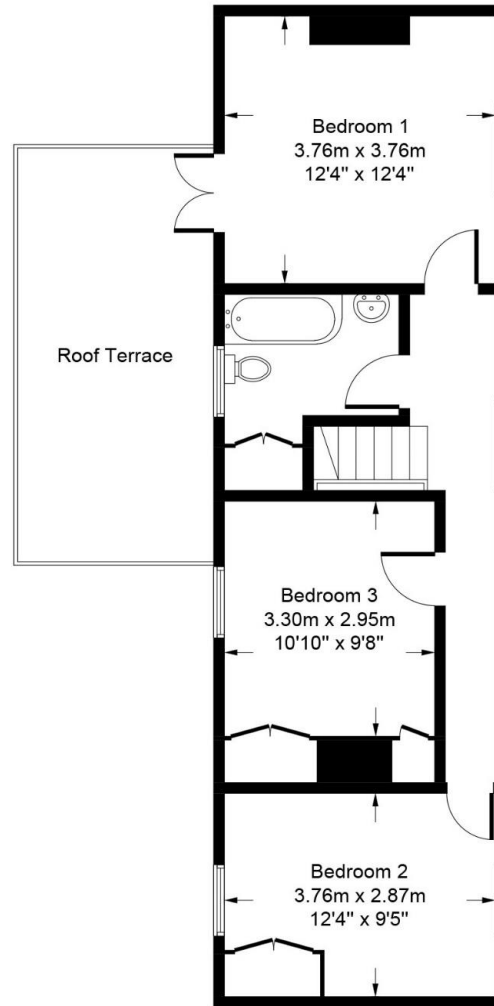
Outbuilding = 63.5 sq m / 683 sq ft

(Including Garage)

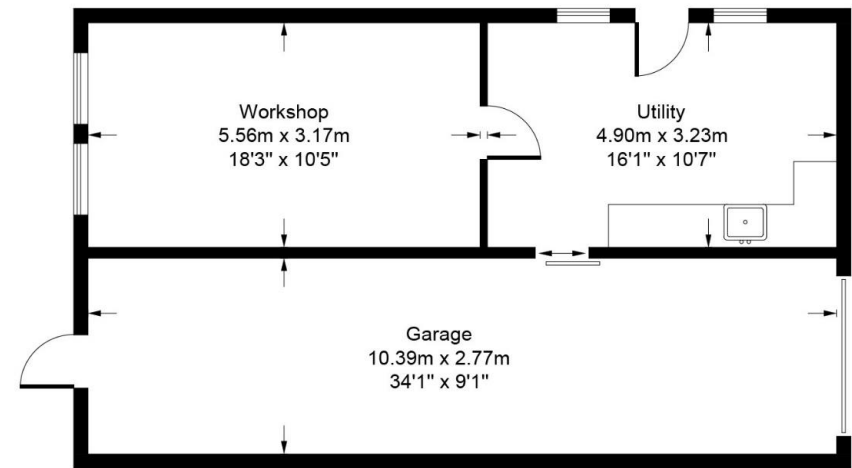
Total = 185.9 sq m / 2000 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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