

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in the fishing and yachting village of Rye Harbour, set back from the harbour “front” which consists of a row of picturesque cottages and the William The Conqueror pub. Rye Harbour, built for the Excise men and harbourmaster at Rye to carry out their duties and for the fishermen to land their catches, has buildings which reflect the village’s association with the sea, such as the Watch House, the long established Lifeboat Station and Martello Tower, built on the beach line of the time, which formed part of the coastline defences during the Napoleonic Wars. There is also a holiday village alongside the village itself. The Nature Reserve lies within a triangle of land extending south from Rye past Rye Harbour to the sea, westward to Winchelsea Beach and northwards along the River Brede. One and a half miles inland is the Ancient Town and Cinque Port of Rye with period citadel, timbered houses, medieval fortifications, steep cobbled ways including Church Square and Mermaid Street and weekly farmers’ market. Local train services from Rye to Brighton and to Ashford (approx 20 minutes) with connections for London with a high speed service from Ashford into London St Pancras in 37 minutes.

Rarely available, the property forms a mid terraced cottage situated within Coastguard Square which is part of a cul de sac, originally forming two rows of cottages together with the Officers House built around 1860. Presenting a colour washed rendered elevations set with sash windows beneath a pitched slate roof.

Front door into **entrance lobby** with window to front and door through to the **living room** having two sash windows to the front. Fireplace fitted with a woodburning stove. Cupboard to one side of chimney breast, painted floorboards, door through to a rear lobby with back door to the garden.

Stairs rising to first floor with cupboard under, additional built in cupboard. Tiled flooring continued through to the kitchen. **Kitchen/breakfast room** fitted with a range of base and wall mounted units incorporating a stainless steel sink unit, 4 ring electric hob with extractor fan over and oven under. Integrated fridge/freezer and washing machine. Window to rear.

First floor landing, hatch to loft space, doors off to all bedrooms and shower room. Painted floorboards continued throughout all the bedrooms.

Bedroom 1 sash window to the front. **Bedroom 2** sash window to the rear. Cast iron fireplace. **Bedroom 3** with sash window to the front. **Shower room** comprising shower cubicle, low level w.c, wash hand basin, tiled splashbacks, heated towel rail, sash window to rear.

Outside: To the front of the property there is a garden, most of the other neighbouring cottages have created parking at the front. The rear garden is paved and there is a rear gate onto a right of way to the rear of the terrace.

Directions: Entering Rye Harbour village, turn left just before the village shop into Mary Stamford Green and then first left into Coastguard Square and the property will be seen on the left.

Local Authority: Rother District Council – Tax Band B
Mains electricity and water. Oil heating. Mains drainage.
Predicted mobile phone coverage: Vodafone and 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £350,000 Freehold

7 Coastguard Square, Rye Harbour, East Sussex TN31 7TS



A three bedroom former coastguards cottage situated in the coastal hamlet of Rye Harbour close to the Rye Harbour Nature Reserve and river estuary.

- Entrance lobby • Living room • Rear lobby • Kitchen/breakfast room • First floor landing • 3 bedrooms
- Shower room • Oil heating • EPC rating E • Front garden and enclosed rear garden

Coastguard Square, TN13

Approximate Gross Internal Area = 64 sq m / 688 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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