

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located in the favoured village of Iden, which sits on a hill overlooking the Rother Levels, and has a local community owned convenience store and post office, bowls club, Norman church with castellated bell tower, village hall, cricket ground and public house. From the village there are numerous footpaths and lanes leading across the surrounding countryside and down to the Royal Military Canal. Two miles to the south is 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 Arts Festival and Rye Jazz Festival are held annually and there is a two-screen cinema, arts centre and café in Lion Street. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras in 37 minutes and from there to the Continent. The attractive Wealden town of Tenterden, with wide tree lined High Street, is 9 miles and offers Waitrose and Tesco supermarkets together with Homewood Secondary School and a more comprehensive range of shops. In Peasmarch village (2 miles) there is a large independently run supermarket. The coast is nearby with the spectacular dunes and sandy beach at Camber 6 miles.

A charming character cottage forming an inner one of a terrace of four, presenting color washed brick and part weather board clad external elevations set with sash windows to the front beneath a pitched tiled roof. The well presented accommodation is arranged over two levels, as shown on the floor plan.

A part glazed front door with a canopy above opens into the living room with a window to the front, exposed floorboards, display shelving and a brick fireplace with a fitted wood burning stove.

The kitchen/dining room, which has a glazed door to the rear garden, has a slate tiled floor with underfloor heating, stairs leading to the first floor and a range of cabinets to one wall comprising cupboards and drawers beneath a woodblock work surface with a glazed sink, an inset hob with a filter hood above and a built-in oven, an integrated dishwasher, a fitted fridge/freezer and space and plumbing for a washing machine and tumble dryer. Adjacent is a bath/shower room with a close coupled wc, pedestal wash basin and a panelled bath with a shower screen and wall mounted rain shower.

On the first floor, there is a small landing with painted floorboards and two double bedrooms. Bedroom 1 has a window to the front and a fireplace with a cast iron grate and wood surround. Bedroom 2, which overlooks the rear garden, has painted floorboards and a matchboard panelled wall.

Outside: To the front of the house there is a small ornamental garden with a white painted picket fence, low brick wall, box hedging and trellis with honeysuckle and clematis. Immediately to the rear, there is a kitchen garden area with raised beds, pea beach surrounds, a power supply and hot and cold water taps. A meandering old brick path with a gate leads to the hedge enclosed, south west facing main garden, which is laid to lawn with cottage garden style planting including lavender, clematis, rosemary, buddleja, euphorbia, iris and a mature tree fern. Garden store. There is a pedestrian right of way behind No. 1 giving access to the garden from Main Street.

Local Authority: Rother District Council. Council Tax Band C
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone and 02

Broadband speed: Superfast 53 Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Guide price: £290,000 Freehold

2 Main Street, Iden, Rye, East Sussex TN31 7PT



A well presented mid-terrace period cottage presenting characterful accommodation and occupying a favoured centre of village location with an established garden to the rear.

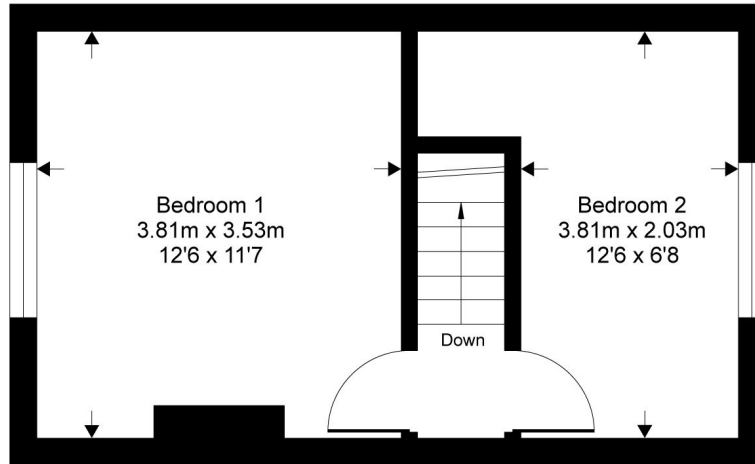
- Living room • Kitchen/dining room • Landing • Two double bedrooms • Bath/shower room
- Electric heating (part underfloor) • Mostly double glazed • EPC rating E
- Small front garden • Large rear garden extending to about 80'



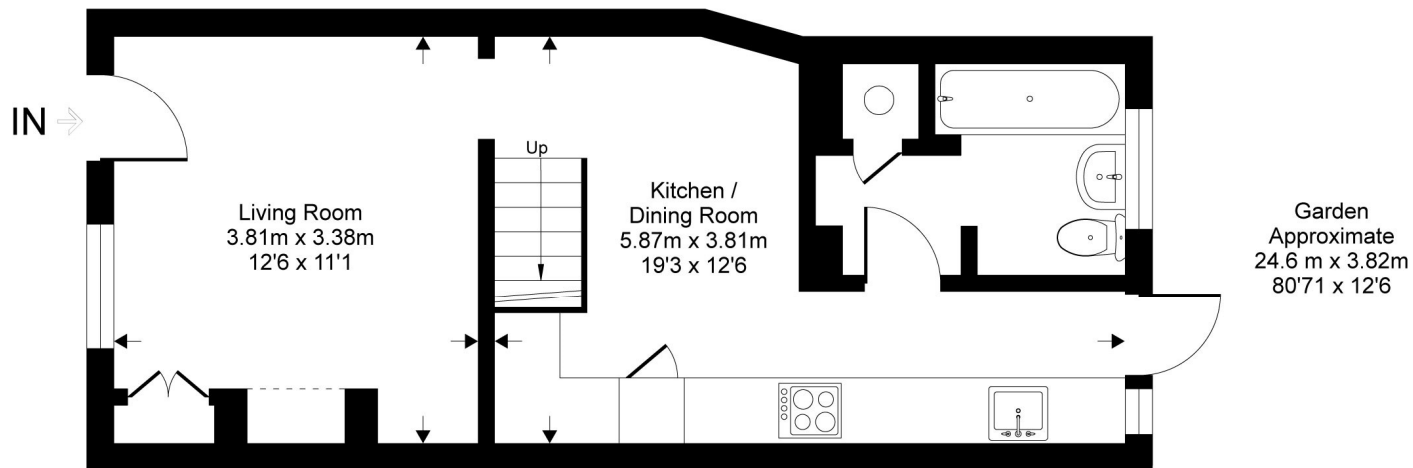
Directions: From Rye, take the A268 heading in a northerly direction and after approximately 1 mile, branch right onto the B2082 signposted for Iden and Tenterden. Upon entering the village of Iden, the property will be seen on the right hand side after about 200 yards and shortly after passing a bus stop and parking layby on your left.

Main Street Iden

Approximate Gross Internal Area = 60 sq m / 647 sq ft



First Floor



Ground Floor

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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