

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a commanding position in one of England's most famous and historic cobbled streets. Watchbell Street lies in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower, and fine period architecture with half timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. 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 Eastbourne and to Ashford with a high speed service to London St. Pancras with a journey time of about 37 minutes. The M20 may be joined at Ashford via the improved and upgraded A2070 and A259. Sporting facilities in the area include golf at Rye and Littlestone, Rye Lawn Tennis Club and sailing on the south coast as well as many fine countryside and coastal walks.

Forming a unique detached contemporary house presenting brick and weatherboard elevations beneath a pitched slate roof enjoying far reaching views which extend to Fairlight Church, Camber Castle and beyond to the sea in the distance.

Internally, the accommodation comprises side door into a glazed entrance lobby. **Vaulted entrance hall** has stairs rising to the first floor with glass balustrading, ceramic tiled flooring and built in coat cupboard. The **main open plan living space** has full width bi-folding doors onto the rear terrace enjoying far reaching views. The **dining area** also has bi-folding doors to the side terrace and opens through into the **kitchen/breakfast room** fitted with a comprehensive range of base and wall mounted units incorporating a stainless steel one and half bowl sink, Miele appliances include an integrated dishwasher, fridge and freezer, hob, double oven (top oven is a microwave combination oven), warming drawer and extractor fan. Tiled flooring (continued through to the dining area), central island unit with breakfast bar and skylight over, under unit lighting and underfloor heating in the kitchen and living room area.

Utility room with built in worksurface and sink, space and plumbing for washing machine and tumble dryer. Door to the garden and integral garage. **Bedroom 3** has bi-folding doors to the garden and built in wardrobes with mirrored sliding doors. **Bathroom** comprises panelled bath with separate shower unit over and side screen, wash hand basin with cupboard under, w.c, tiling to the floor and walls.

First floor landing with two Velux windows providing light over the entrance hall and stairway, built in cupboard. **Bedroom 1** with two sets of bi-folding doors with Juliette balconies enjoying stunning far reaching views with the sea in the distance. Walk in **wardrobe/dressing room** and **en suite shower room** with tiled flooring, walk in shower, circular sink and w.c. **Bedroom 2** built in wardrobe with mirrored sliding doors, bi-folding doors with Juliette balcony and far reaching views. **Family bathroom** comprising panelled bath with separate shower unit, twin circular sink units, tiling, w.c and window to side.

Outside: The property is screened from the street by a wall and approached via an electric sliding gate which opens into a driveway providing off road parking with EV charger and access to the integral garage which has an electric up and over door. The main part walled rear garden is laid to lawn with two paved terraces taking full advantage of the widespread views. There is also a lower area of wild garden which drops down to South Undercliff.

Local Authority: Rother District Council. Council Tax Band F
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price: £2,000,000 freehold

The Garden House, Watchbell Street, Rye, East Sussex TN31 7HB



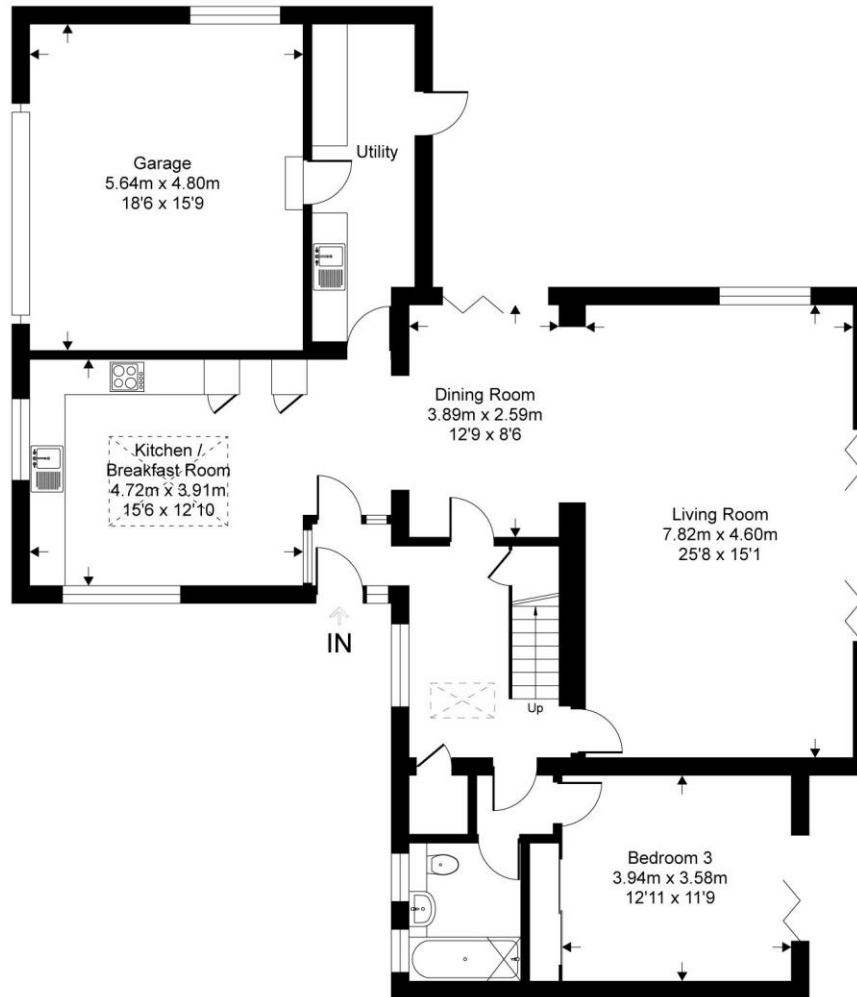
A unique contemporary detached house with off road parking and garage centrally situated in the Conservation Area of the Ancient Town with widespread views from the rear to the sea, Camber Castle and Fairlight.

- Entrance lobby • Entrance hall • Main open plan living/dining room opening into the kitchen/breakfast room • Utility room
- Bedroom 3 • Bathroom • First floor landing • Main bedroom with en suite shower room and walk in dressing room
- Bedroom 2 • Family bathroom • Double glazing • Gas heating • Integral garage • Gated off road parking
- Part walled garden with terrace to the rear • EPC rating D

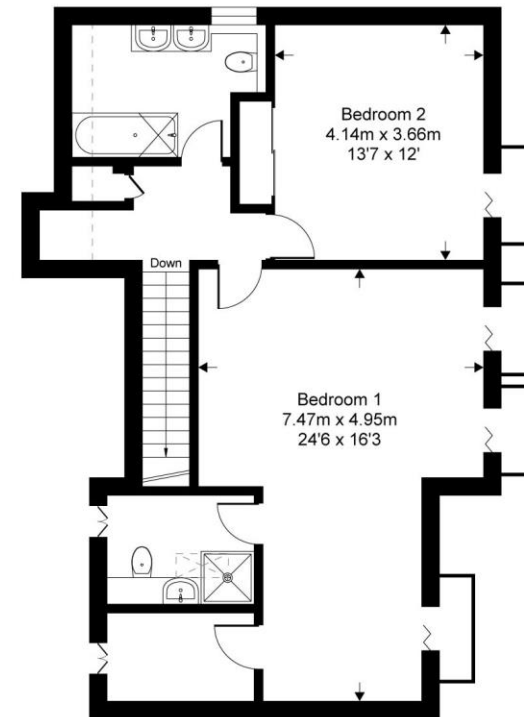


The Garden House

Approximate Gross Internal Area = 191.6 sq m / 2064 sq ft
Approximate Garage Internal Area = 26.6 sq m / 287 sq ft
Approximate Total Internal Area = 218.2 sq m / 2351 sq ft
(excludes restricted head height)



Ground Floor



First 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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