

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated in the Conservation Area 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 Arts Festival and Rye International Jazz Festival are held annually. From the Town there are local train services to Eastbourne and to Ashford with high speed connections to St. Pancras London in 37 minutes (1 hr 13 mins London to Rye) and from there to the Continent. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Forming an inner terrace Edwardian townhouse presenting brick external elevations set with double glazed windows beneath a pitched tiled roof. The well presented accommodation is arranged over three levels, as shown on the floor plan.

A geometric tiled path leads to an open entrance porch with a part glazed front door opening into hallway with stairs off to the first floor. The well-proportioned open plan living room and dining room has a bay window to the front, under stairs cupboard and a glazed door to the kitchen.

The kitchen area, which has windows to the rear and side, is fitted with a range of base and wall mounted cabinets incorporating a composite sink, 4 burner gas hob with oven under and extractor fan over, integrated dishwasher, space and plumbing for washing machine, fridge and freezer. The breakfast/garden room has a polycarbonate roof and double doors opening to the rear garden.

The first floor landing has doors off to bedrooms 2 and 3, the family bath/shower room and stairs to the second floor.

Bedroom 2 has a bay window to the front. Bedroom 3 overlooks the rear. The family bath/shower room has modern fittings comprising a panelled bath, large shower enclosure, a wash hand basin and a close coupled wc.

On the second floor, bedroom 1 has a dormer window to the front and rear, together with an en-suite cloakroom with a w.c and wash basin.

Outside: To the front of the property is a small area of open plan garden. The fence enclosed rear garden is paved with raised beds with hydrangeas, clematis and roses. A gate gives access to a pedestrian right of way running along the rear of the terrace and leading onto Rope Walk.

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

Predicted mobile phone coverage: EE, Three and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Rivers and sea flood risk summary: Very low risk. Source GOV.UK

Directions: From our offices in Cinque Ports Street proceed in an easterly direction and at the mini roundabout turn left into Rope Walk, Eagle Road is then the next turning on your right, No.18 is on the right-hand side.

Guide price: £625,000 Freehold

18 Eagle Road, Rye, East Sussex TN31 7NB



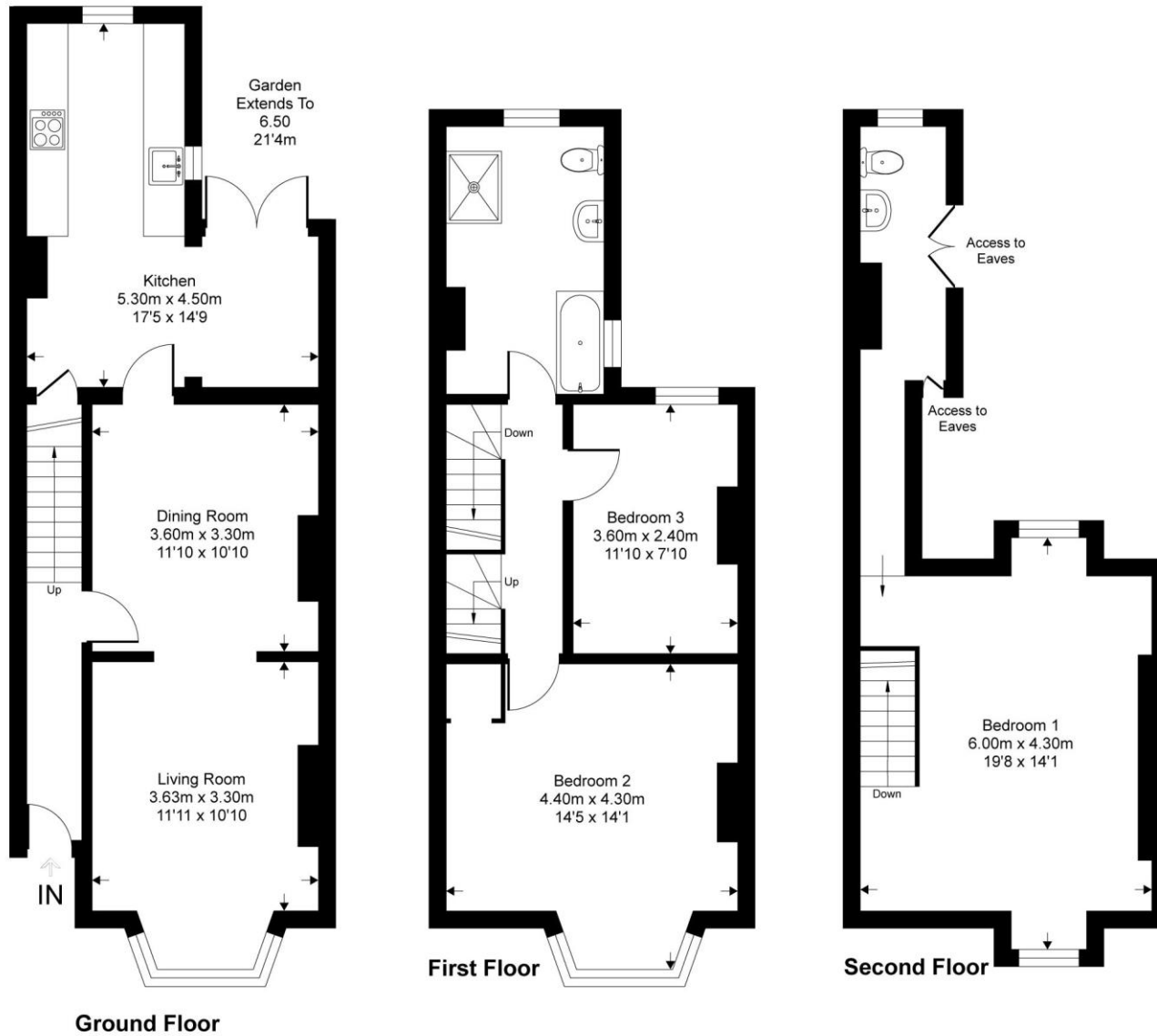
A well presented mid terrace Edwardian townhouse situated in an unadopted no-through road in the Conservation Area of the Ancient Town and Cinque Port of Rye, close to all local amenities.

- Entrance hall • Open plan living room & dining room • Kitchen and breakfast/garden room • First floor landing
- Principal bedroom with en suite wc • Two further bedrooms • Family bath/shower room
- Double glazing • Gas heating • EPC rating E • Garden to rear



# Eagle Road

Approximate Gross Internal Area = 119.8 sq m / 1290 sq ft



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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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