

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located approximately 0.5 mile from the Ancient Town and Cinque of Rye on the border of the village of Playden. Playden is mentioned in the Domesday Book as Plaidenham and is a largely rural parish. In earlier times the sea, which is now about four miles distant, came to the base of the hill and Playden's main occupation was fishing; the fish were salted in a long disappeared hamlet known as Saltcote, at the bottom of what is now New England Lane, formerly known as Saltcote Street. The picturesque church of St Michael is an excellent example of a small Norman/Early English church. Rye is renowned for its historical associations and medieval fortifications. 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 is held annually and the Kino cinema, arts centre and café is located off 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 (38 minutes).

The property forms a modern mid terraced house presenting brick elevations with part tile hung upper elevations set with double glazed windows beneath a pitched tiled roof. The accommodation comprises.

Front door into the **entrance hall** with stairs to the first floor.

Living room with window overlooking the rear garden and double doors into the **double glazed conservatory** which in turn has double doors out to the garden. **Kitchen/breakfast room** is fitted with a range of base and wall mounted units with a wall mounted gas fired boiler and window to the front. **Cloakroom** comprising w.c and wash hand basin.

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

Bedroom 1 has a window overlooking the rear garden. **Bedroom 2** has a window to the front. **Bedroom 3** has a window to the rear.

Family bathroom comprises panelled bath, w.c and wash hand basin.

Outside: To the front there is an open plan garden with hard standing. The enclosed rear garden is approximately 32' deep. There is a single garage in a nearby block.

Directions: Leaving Rye in the Peasmarsh direction continue up Rye Hill passing the King's Head public house on your left, after a short distance turn left into Hilltop Drive and then first left into Hillcrest where No.6 will be found on the left handside.

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

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £299,950 freehold

6 Hillcrest, Rye, East Sussex, TN31 7HP

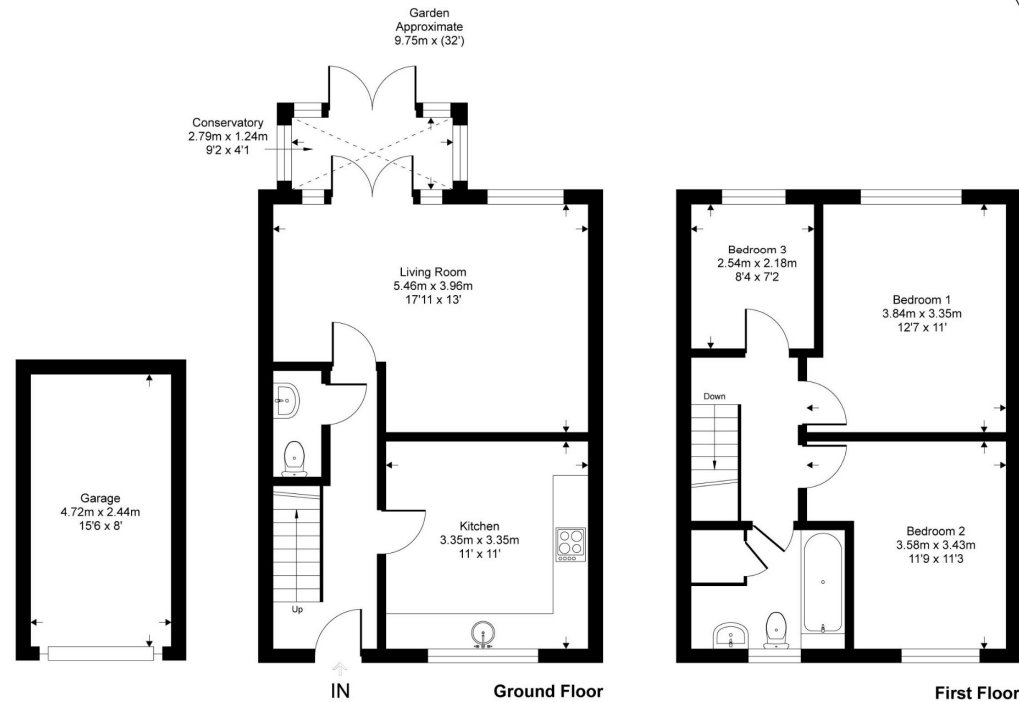


A modern three bedroom mid terrace house situated on the outskirts of the Ancient Cinque Port of Rye with the benefit of parking and a single garage.

- Entrance hall • Living room • Conservatory • Kitchen/breakfast room • Cloakroom
- First floor landing • 3 bedrooms • Family bathroom • Double glazing • EPC rating C • Gas heating
- Hard standing to front • Rear garden approx. 32' deep • Single garage in block

Hillcrest

Approximate Gross Internal Area = 88.5 sq m / 953 sq ft
Approximate Garage Internal Area = 11.5 sq m / 124 sq ft
Approximate Total Internal Area = 100 sq m / 1077 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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