

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located approximately 1 mile from the Ancient Town and Cinque of Rye in 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)

An attached single storey cottage presenting mellow brick and weatherboard clad external elevations beneath a pitched peg tiled roof.

Although the original front door is off Houghton Green Lane in practice the cottage is approached via the rear garden having a door into a lobby with cloakroom fitted with w.c and wash hand basin.

Main open plan living room/kitchen/dining room with an ornamental fireplace, fitted with an electric wood burning style stove, dado height panelling and an extensive range of matching wall and base cabinets with work surface over, electric hob with oven beneath, integrated fridge/ freezer, one and a half bowl sink and space for a dishwasher.

Study/store with skylight windows.

To the far end is a large double aspect double bedroom with an en-suite bath/shower room comprising a freestanding roll top bath with mixer taps, shower enclosure, w.c and pedestal wash hand basin.

Outside: To the rear is an enclosed courtyard garden area with a large paved terrace, ornamental pond, mixed flower borders, herb garden, gazebo style outbuilding and rear access gate and walkway leading to an off road parking area for two cars.

Directions: From Rye, proceed out of the town in a northerly direction heading towards Peasmarsh on the A268. Approximately one mile, turn right into Houghton Green Lane where the property will be seen almost immediately on the left. However, the parking area is behind the cottage therefore rather than turn into Houghton Green Lane take the next turning on the right, signposted Iden, and then bear immediately into the first driveway on the right and up into a parking area.

Local Authority: Rother District Council. Council Tax Band A
Mains electricity 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 guide: £387,000 freehold

Crabapple Cottage, Houghton Green Lane, Playden, East Sussex TN31 7PL



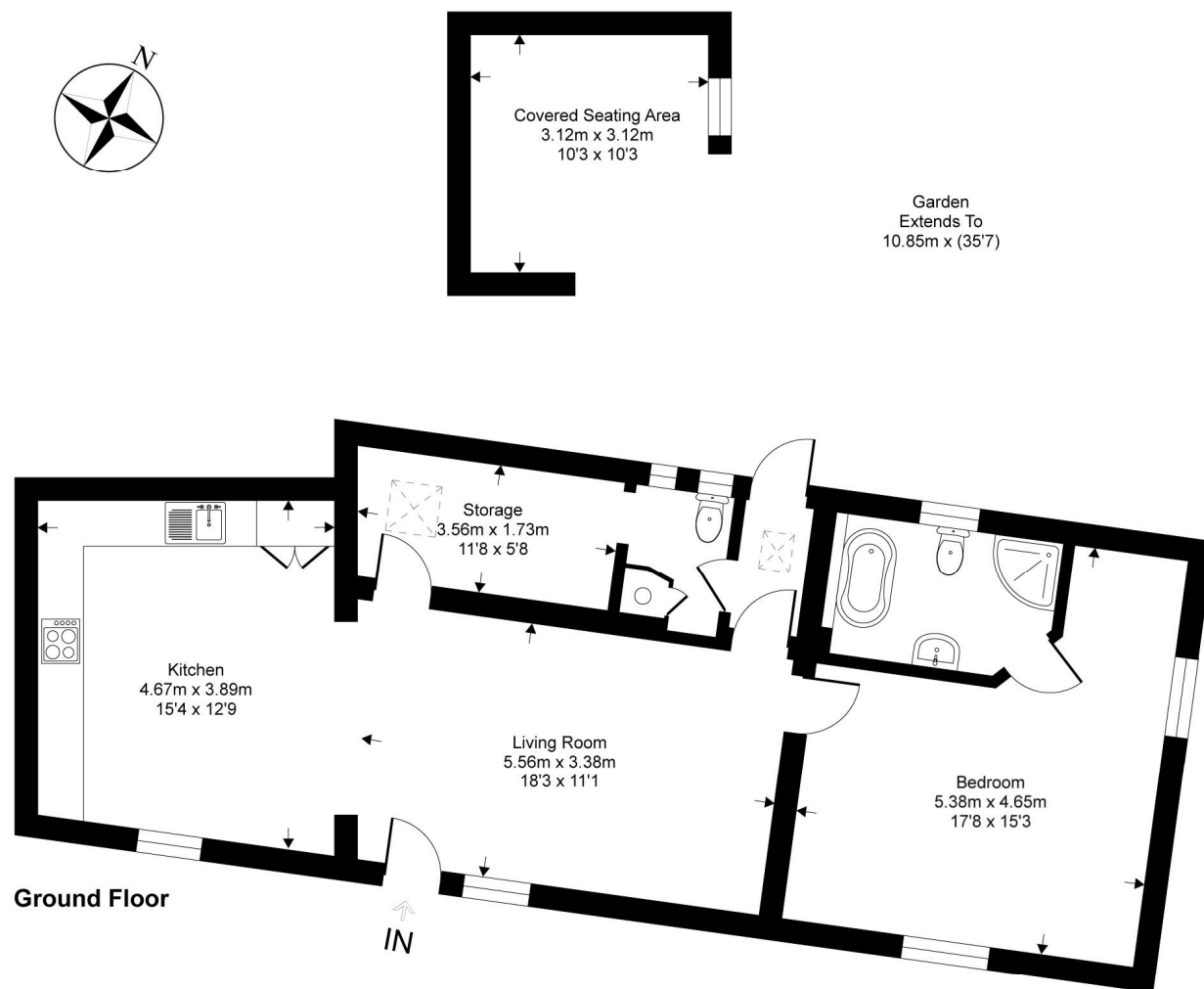
A well presented attached single storey cottage with a landscaped courtyard garden and parking for two vehicles.

- Main open plan living/dining/kitchen • Rear lobby • Cloakroom • Study/store
- Double bedroom with en suite shower room • Double glazing • Electric underfloor heating
- Solar panels for hot water • EPC rating E • Enclosed rear courtyard garden and additional side garden
- Two allocated off road parking spaces



Crab Apple Cottage

Approximate Gross Internal Area = 78 sq m / 840 sq ft
Approximate Outbuilding Internal Area = 9.7 sq m / 105 sq ft
Approximate Total Internal Area = 87.7 sq m / 945 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk