

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property occupies a hidden location, fronting Rock Channel in a mixed residential and commercial 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. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Eastbourne and to Ashford International where there is a high-speed service to London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

A well-presented, highly individual detached coastal style property, providing stylish, contemporary living accommodation with colour-washed render and part weatherboard cladding external elevations beneath a pitched slate tiled roof. The property is arranged over three levels, as shown on the floor plan with the principal rooms enjoying an estuary view to the front over the boatyards to the River Brede.

The property is approached from the riverside via a flight of steps. The front door opens into a first-floor entrance hall with a storage cupboard, cloakroom and stairs up to the second floor and down to the ground floor. The open plan L-shaped kitchen/ dining/ day room is arranged in two areas with the kitchen overlooking the boat yard and river beyond and the dining/day room area looking back towards Rye town. The triple aspect dining/day room area has oak flooring, a fireplace and down lighting. The kitchen has a tiled floor and an extensive range of modern cabinets including cupboards and drawers beneath granite effect work surfaces with an inset sink unit, an integrated dishwasher and a stainless-steel extractor hood.

Bedrooms 1 and 3 are on the first floor; the master bedroom has an en-suite bath/shower room, adjacent cloakroom and fitted wardrobe and bedroom 3 also has an en-suite bathroom, both with modern fittings.

On the second floor, the well-proportioned living room has oak veneered flooring, a log burner stove and a set of full height bi-folding double-glazed doors on the riverside elevation opening onto the balcony spanning the front of the house to take full advantage of the outlook. There is a landing area with a pair of full height sliding windows giving access to a roof garden and a large skylight with a view of the Ypres Tower. The landing leads to bedroom 2, which has an estuary view, has French doors opening onto the balcony and a skylight with the view of the Ypres Tower. There is an en-suite shower room with modern fittings and a fitted wardrobe.

On the ground floor, there is a rear hall accessed by a staircase from the first-floor hall with an external door leading to the private parking to the rear of the property. Adjoining the hall is a utility room with a double bowl sink and plumbing for a washing machine. Double doors lead from the utility room into an integral garage with an electric up and over door.

Also accessed from the rear hall is a large home office/studio of good height with glazed doors opening onto a small courtyard area and an en suite shower room with a walk-in rain shower, close coupled wc and wall mounted wash basin. The room has its own external entrance to the side of the house so that it can be used independent of or integral to the main house.

Outside: From South Undercliff, a shared access leads to the private parking area at the rear of the property and the integral garage.

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

Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary 2025-2035: Low. Source GOV.UK



Offers in Excess of £750,000 Freehold

The Iron House, Rock Channel, Rye, East Sussex TN31 7HJ



A well-presented, highly individual detached coastal style property providing stylish living accommodation over three floors, together with a garage and private parking, enjoying a south easterly aspect across working boat yards and shipwrights to the River Brede and to the rear is the silhouette of Rye Citadel and a view of the Ypres Tower.

- Entrance hall • Living room with balcony garden • Open plan fitted kitchen and dining/day room • Utility room • Cloakroom
- Three bedrooms all with en-suite facilities • Large home office/studio with shower room • Rear hallway •
- Gas central heating • Mostly double glazed • EPC Rating C • Integral single garage • Private off-road parking •





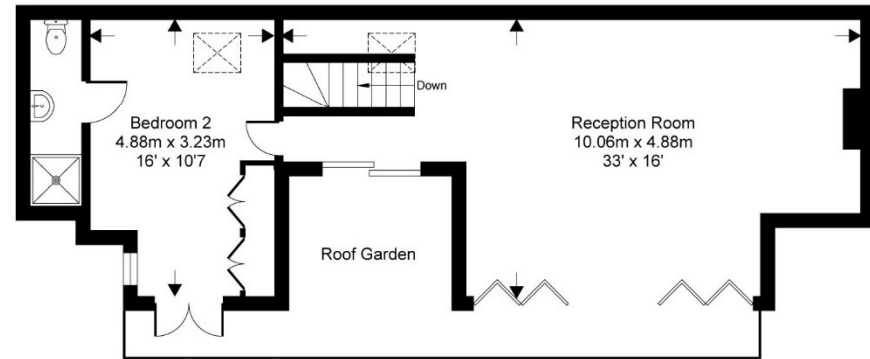
Directions: The vehicular access to the property will be found immediately to the left-hand side of Alsford's Timber supplies on South Undercliff. Alternatively, the property can be reached from Fishmarket Road via Rock Channel.

# The Iron House

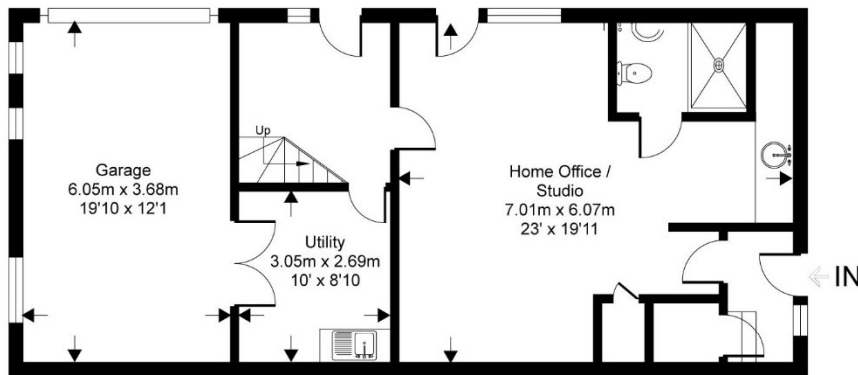
Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft

Approximate Garage Internal Area = 22.2 sq m / 240 sq ft

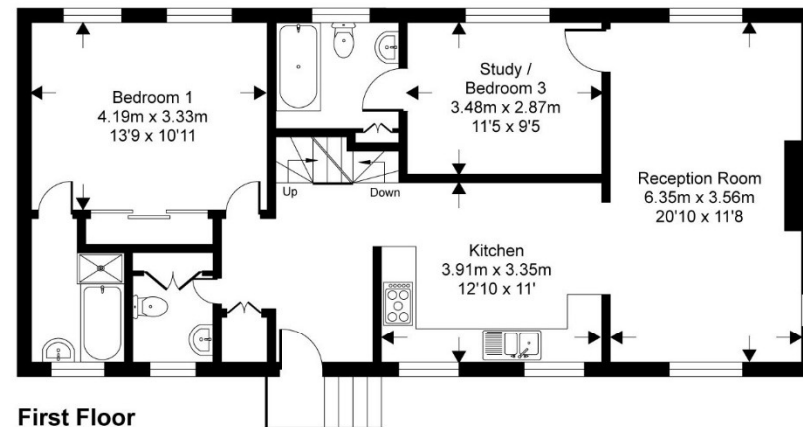
Approximate Total Internal Area = 231.5 sq m / 2493 sq ft



**Second Floor**



**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.



# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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