

RUSH
WITT &
WILSON



3 School Cottages Harbour Road, Rye Harbour, East Sussex TN31 7TE
Guide Price £315,000

**ONLY A SHORT WALK FROM NATURE RESERVE,
ESTUARY AND BEACH**

Rush Witt & Wilson are pleased to offer a charming attached Grade II listed property boasting attractive stone elevations, being part of the former school house and thought to date from mid 1800s.

The well presented accommodation is arranged over three floors and comprises living room, kitchen, two double bedrooms, bathroom and separate cloak room.

There is a private garden to the side and garage en bloc. Offered CHAIN FREE.

For further information and to arrange a viewing please contact our Rye Office 01797 224000.

Locality

The property will be found adjacent to the church overlooking the parish field and as enter Rye Harbour.

The village offers a general store, café, public house / restaurant, parish church and a community hall. Also a yacht club and mooring / launching facilities.

The Rye Harbour Nature Reserve, with Visitor Centre / coffee shop, is a Site of Special Scientific Interest, readily accessible and gives access to miles of shingle beach extending to Winchelsea Beach and on to the cliffs at Fairlight. This stunning coastline forms part of the the Rye Bay, home also to the famous Camber Sands which are only a short drive away.

Further shopping, sporting and recreational amenities can be found in the near by town of Rye where there is a railway station with services to Brighton and to Ashford with high speed connections to London.

Reception Area

Door to front. Window to the side. Built in cupboard.

Living Room

14'1" x 12'4" (4.3 x 3.76)

A cosy sitting room with fireplace / log burner. Window to the front. Deep under stairs cupboard. Stairs to first floor.

Kitchen

15'1" x 6'3" (4.6 x 1.92)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Complementing worktop with inset sink. Hob with oven beneath. Space and point for fridge.

Window to the rear and side.

First Floor Landing

Stairs rise from the Living Room. Window to the rear. Shelved linen cupboard.

Bedroom

13'9" x 9'4" (4.2 x 2.85)

Window to the front and side. Built in wardrobes.

Bathroom

5'6" x 5'3" (1.70 x 1.61)

Window to the rear. White suite comprising bath and wc. Generous wall tiling.

Cloakroom

5'5" x 2'7" (1.67 x 0.81)

Window to the rear. wc.

Second Floor

Stairs rise from the first floor landing.

Bedroom

13'0" x 8'5" (3.98 x 2.59)

Window to the rear. Access to eaves storage.

Outside

The property is access via a shared path.

There is a private garden adjacent with area of lawn, established beds and a variety of trees / shrubs and an ornamental pond. Garden store.

Garage

Garage en bloc.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

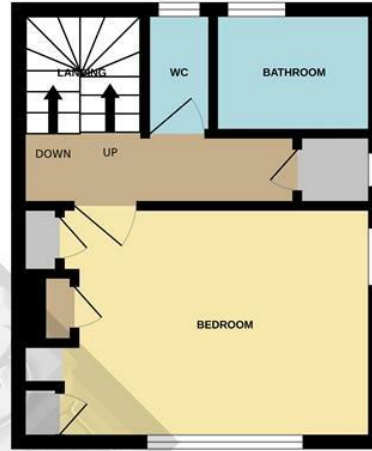
The property is currently a second home, we have been advised that if required the majority of the content could be available by separate negotiation.

Council Tax Band B

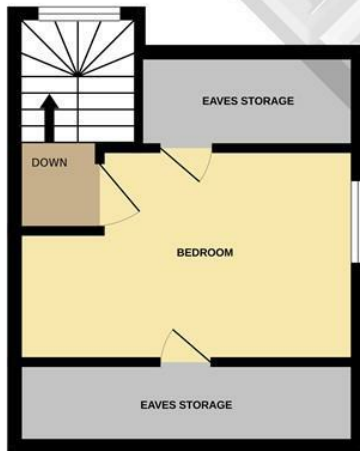
GROUND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
249 sq.ft. (23.1 sq.m.) approx.



2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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