

**RUSH  
WITT &  
WILSON**



**Taverners Cottage East Street, Rye, East Sussex TN31 7JY**  
**Guide Price £575,500**



**Rush Witt & Wilson are excited to offer the Grade II Listed Taverners Cottage, located in a tucked-away position within the heart of Rye Citadel, this charming attached house offers a delightful blend of character and modern living. On the ground floor is a good size kitchen, leading into the living room offering access to a raised terrace and stunning views across the marsh and River Rother. There is a ground floor bedroom, wc and stairs rising to first floor which comprises bathroom and main bedroom again with elevated views. The garden, arranged over three tiers, adds to the charm of the property, offering a lovely outdoor space for gardening enthusiasts or those who simply wish to bask in the beauty of their surroundings. There is an impressive garden room with underfloor heating and access to a spiral staircase leading to a lower garden area. Character features are present throughout the property, adding to its unique appeal and creating a warm and inviting atmosphere. This home is not just a place to live; it is a sanctuary that captures the essence of Rye's rich history and natural beauty. In summary, this delightful two-bedroom house on East Street is a rare find, combining stunning views, character, and a prime location in the heart of Rye. It presents an excellent opportunity for anyone looking to embrace the charm of this historic town.**



**Locality**  
The property is situated in a busy trading spot in the heart of the Citadel

Rye boasts a range of amenities, there are specialist and general retail stores, a cinema, coffee shops and eateries as well as historic inns and restaurants, creating a cosmopolitan atmosphere.

There is primary and secondary schooling in the town, a sports centre and railway station with services to Brighton in the West and to Ashford where there are high speed connections to London.

Just a short drive away is the Rye Bay, comprising the famous Camber Sands, a nature reserve at Rye Harbour and miles of shingle beach extending to the sea cliffs at Fairlight.

**Kitchen**  
14'7" max x 9'4" max (4.47m max x 2.87m max)  
Window, entrance door to front, built in worktops with cupboards beneath, space and plumbing for dishwasher, freestanding fridge/freezer, cook with induction over, underfloor heating, door leading through to:

**Cloakroom/WC**  
4'7 x 4'5 (1.40m x 1.35m)  
Window, low level wc, hand wash basin.

**Living Room**  
15'3 x 13'2 (4.65m x 4.01m)  
Large open fireplace with log burner, door providing access onto the paved terrace overlooking the garden and views out to the marsh, door leading through to:

**Bedroom Two**  
13'1 x 6'3 (3.99m x 1.91m)  
Two windows, cupboard housing Megaflo boiler system.

Stairs rise to:

**First Floor**

**Landing**  
Window, cupboard, doors off to the following:

**Bathroom**  
9'9 x 6'5 (2.97m x 1.96m)  
Window, bath with shower over, hand wash basin, low level wc, heated towel rail, underfloor heating, door leading through to:

**Bedroom One**  
14'9 x 11'9 (4.50m x 3.58m)  
Window overlooking the garden and onto the marsh, built in cupboards and further space for wardrobes.

**Garden Room**  
15'1 x 11'5 (4.60m x 3.48m)  
Underfloor heating, skylight, doors to three sides, two of which one provide access onto raised patios and the other leading onto a spiral staircase that leads down to a tiered garden.

**Outside**

**Garden**  
The garden is attached over three tiers, the initial tier that leads to the garden room and kitchen, further terrace at the opposite side of the garden room leading from the living room. The spiral staircase from the garden room leads town to a lower tier, this offers a view across the garden and across to the marsh, mature flower beds, area of lawn however is mostly paved, a gate leads down steps to the lower tier, this has an outbuilding with light and power, compost area and again mostly paved. A further outbuilding beside the kitchen also with light and power, currently housing with washing machine and tumble dryer.

**Agents Note**  
The property is heated by infrared heating panels, there are essentially electric and all in all of the rooms excluding bedroom one.

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.

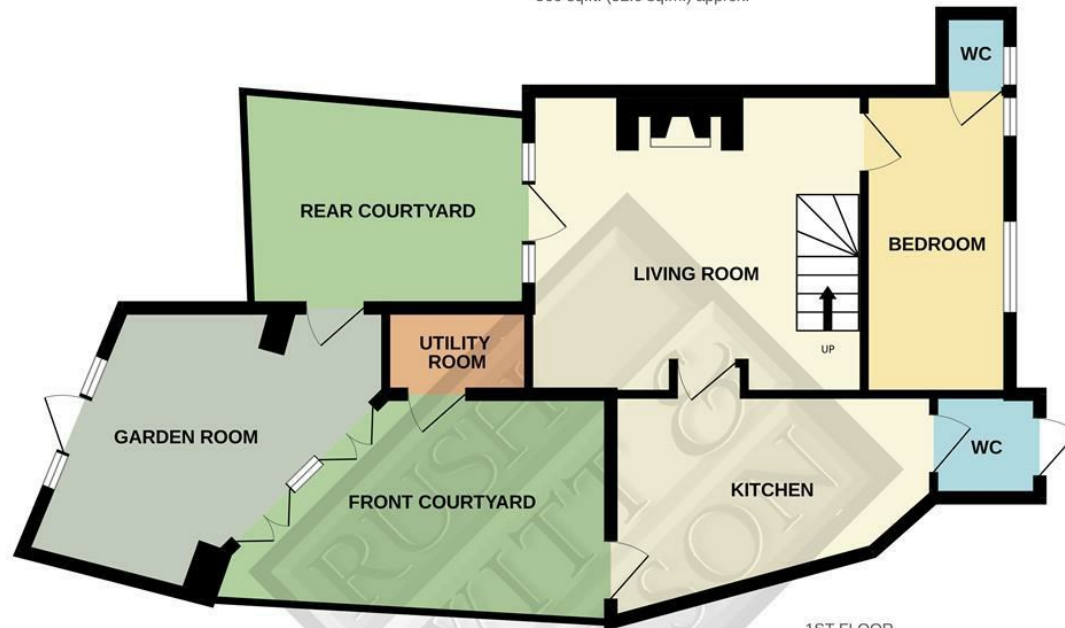
Council Tax Band – B







GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.

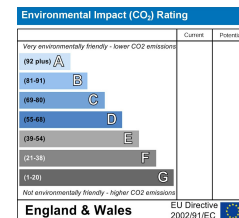
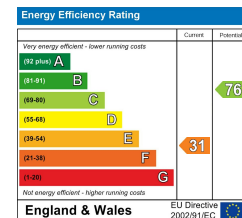


1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.

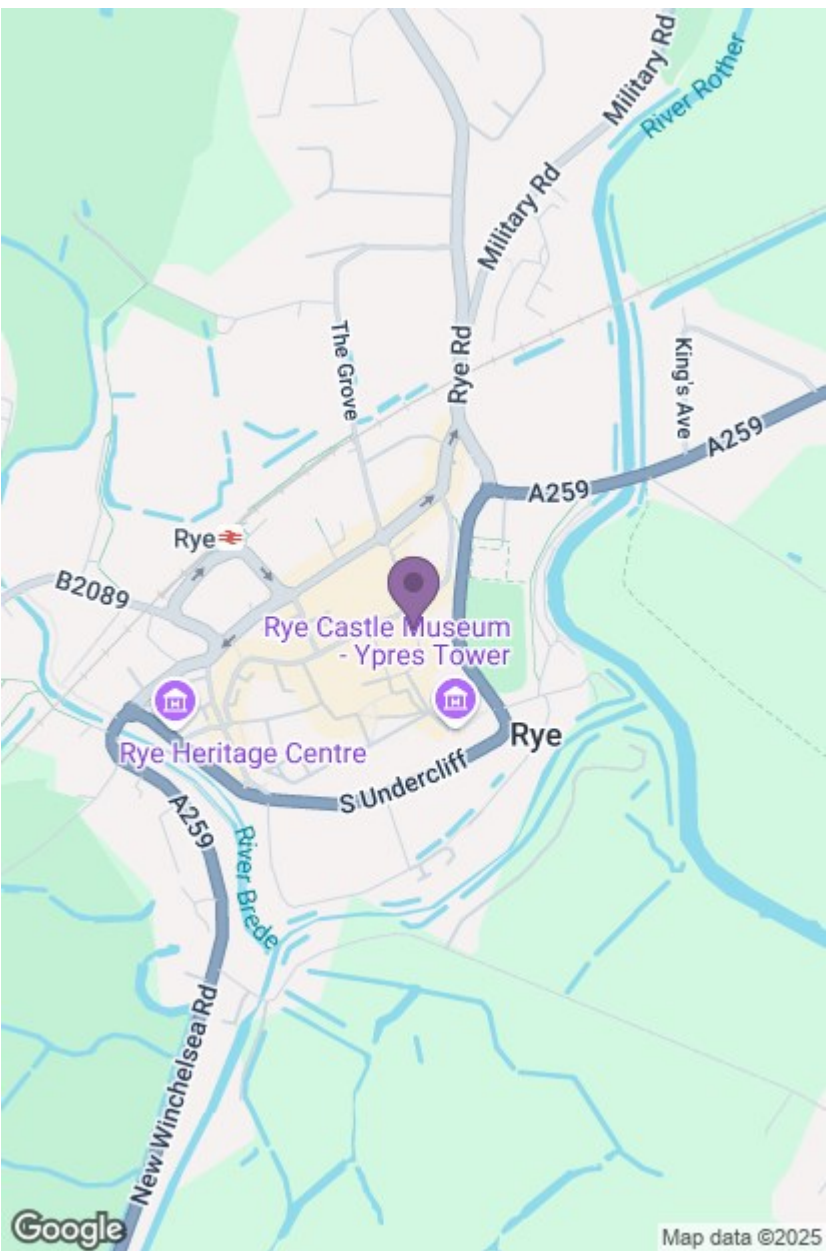


TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

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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