



8A CADBOROUGH CLIFF, RYE,
EAST SUSSEX, TN31 7EB

ANDERSON
 HACKING

GUIDE PRICE £575,000

8A CADBOROUGH CLIFF, RYE, EAST SUSSEX, TN31 7EB

A tucked away 4 bedroom detached house situated on the edge of Rye with stunning south facing views looking over Rye and out towards the sea.

- Entrance Hallway
- 3 Double Bedrooms
- 1 Single Bedroom
- Family Bathroom
- Living Room
- Dining Room
- Kitchen with Larder
- Cloakroom /WC
- Attached Garage
- Off Street Parking
- South Facing Garden
- Swimming Pool
- Edge of Rye Location
- Stunning Views out to Sea



8a Cadborough Cliff is a welcoming detached house that we believe was constructed in 1948 and which has then been later extended. The property is of traditional brick and block construction, with brick elevations beneath a pitched tiled roof, with UPVC double glazed windows. The property is situated on the elevated southern side of Cadborough Cliff with stunning far-reaching views looking from Rye through to Winchelsea while being within walking distance of Rye town centre.

The property is accessed from Cadborough Cliff and benefits from a hard standing parking area to the front. A front door opens into an entrance hallway with side window and access door leading into the living room which benefits from double aspect windows and central fireplace. A connecting door opens through to the dining room with central fireplace with log burner and double French doors leading out to the rear garden and veranda. From the dining room there is an opening through to the kitchen which also can also be accessed from the entrance hallway. The kitchen is fitted with oak effect shaker style wall and base units with laminate worktops with composite sink and drainer, gas hob with extractor hood above, integrated microwave, double electric ovens, integrated dishwasher and plumbing for a washing machine, a large larder cupboard is also accessed from the kitchen. A further doorway leads from the kitchen to a side hallway with door leading out to the front garden and access to a downstairs WC with wash basin, while at the rear is access to a utility room/garage with electric up and over door and rear window and glazed door leading out to the rear garden. Stairs lead from the entrance hallway up to a first-floor landing off which is a master double bedroom with double aspect windows, a second smaller single bedroom with built in wardrobe and front facing window, a third double bedroom with rear facing window and this has a connecting door through into a fourth double bedroom with Velux windows and rear facing window. The family bathroom is also accessed from the landing with a "P" shaped panel bath with shower above, boxed in cistern WC, wash basin with vanity unit below and heated towel rail. There is also an airing cupboard accessed from the landing. Externally there is ample off-road parking for several vehicles to the front with parking either side of a central lawn garden. There is a lawned gardens to the rear, along with veranda, and timber decked area around a swimming pool all enjoying amazing far-reaching views across the Romney Marsh towards Rye Bay. The property further benefits from two timber frame store sheds at the side of the garden.





Situation: 8a Cadborough Cliff is situated on the edge of the ancient Cinque Ports town of Rye, with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. The spa town of Tunbridge Wells is approximately 30 miles distant offering further shopping and recreational facilities while closer to the west is the historic town of Hastings with its seafront and promenade, whilst inland are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.

Schools: There are a number of highly regarded schools in the area including Marlborough House, St Ronan's, Claremont, Buckswood, and Cranbrook. Rye offers a number of pre nursery, primary and secondary schools.

Travel and Transport: Rye train station, a 7 minute walk away, offering direct links to the high speed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25, Le Shuttle and Dover Ferry Port.

General Information:

Services: Mains Water, Mains Drainage, Mains Gas and Electricity

Broadband Speed: Up to 80 Mbps (source Uswitch)

Mobile Coverage: 4G on 3 Mobile, EE, Virgin Mobile, Vodafone & O2

Council Tax: Currently Band D

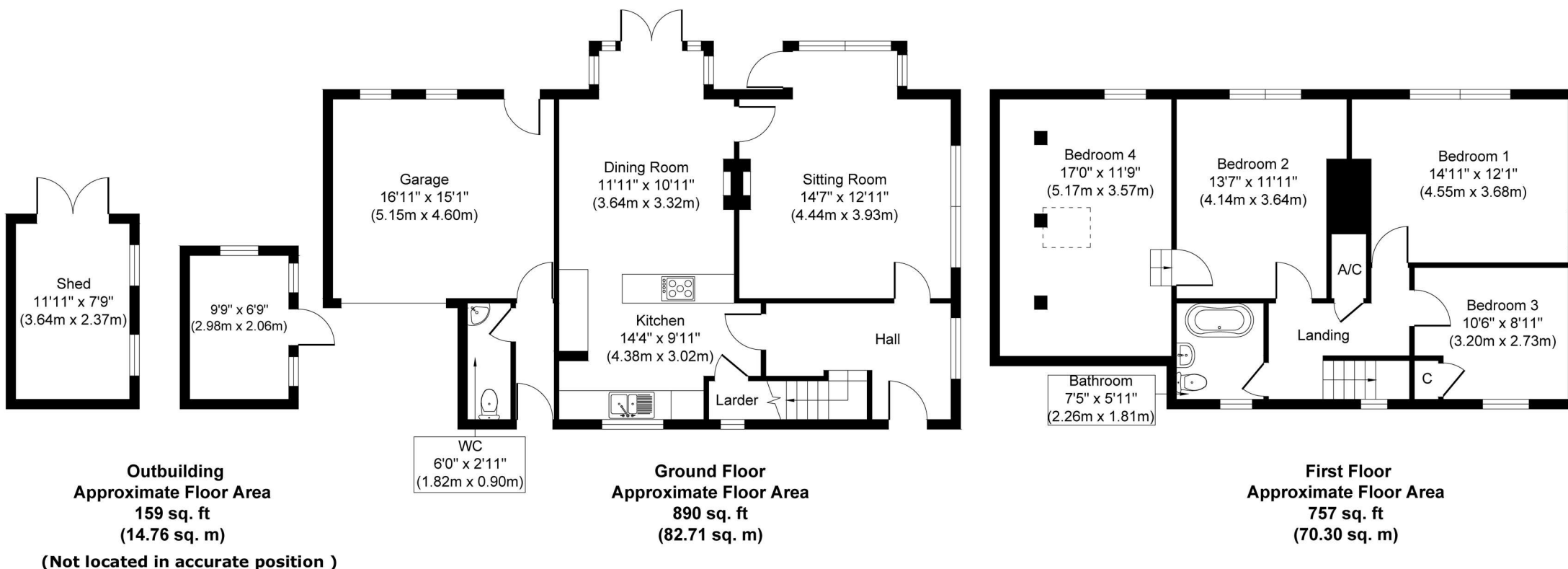
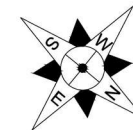
EPC : Band D

Local Authority: Rother District Council Tel: 01424 787000

Tenure: Freehold

Viewing: Strictly by appointment with Anderson Hacking Ltd on 01797 224852.

Directions: From the centre of Rye proceed over the level crossing on the B2089 heading along Ferry Road which then becomes Udimore Road and begin to head up the hill, turn left into Cadborough Cliff and the property will be found at the end on the left handside.



Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: July 2025 Photographs Dated: July 2025

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