

PHILLIPS & STUBBS



coastal +
COUNTRY



Ground Floor

Front door into the entrance porch with inner door into the living room which has a fireplace fitted with a wood burning stove, built in cupboards either side of the chimney, sash window to the front, stairs to the first floor, wood flooring continued into the kitchen/dining room.

Open plan kitchen/dining room fitted with a range of base and wall mounted units with wooden worksurfaces incorporating a Butler's sink, integrated washing machine, dishwasher, fridge and 4 ring electric hob, oven and extractor fan. In the dining area there is a roof lantern and bi-folding doors out to the rear garden.

Bathroom comprises, panelled bath with shower over, w.c and wash hand basin, window to rear, tiled floor. Built in cupboard housing hot water tank.

First Floor

First floor landing. Bedroom 1 has a sash window to the front. Bedroom 2 has built in bunk beds and a sash window to the rear. There is a cloakroom with w.c and wash hand basin.

Price Guide £325,000 Freehold

Paines Cottage, 9 Rye Harbour Road, Rye Harbour, Rye, TN31 7TP



A two bedroom mid terrace character cottage situated within the coastal fishing village of Rye Harbour, nearby access onto the Rye Harbour Nature Reserve and coastal walks.

- Entrance lobby
- Living room with woodburning stove
- Open plan kitchen/dining room
- Bathroom
- 2 Bedrooms
- Cloakroom
- Cottage gardens to front and rear

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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