

# PHILLIPS & STUBBS



coastal +  
COUNTRY



#### DESCRIPTION

The property offers exposed wooden floors to all rooms, two double bedrooms, one single bedroom / office, fully fitted kitchen and fully tiled bathroom with shower over bath. There are two parking spaces at the front of the property together with a single garage. The rear garden is laid to lawn and offers panoramic views across to Camber Castle and beyond. Unfortunately pets are not accepted. Not suitable for young children (there is no fence between the garden and the river). The property is offered unfurnished or part furnished and is available for long term Let.

£1,495 PCM

52 New Winchelsea Road, Rye, East Sussex, TN31 7TA



A recently refurbished three bedroom semi detached property located on the edge of Rye offering direct river access. The property offers exposed wooden floors to all rooms, two double bedrooms, one single bedroom / office, fully fitted kitchen and fully tiled bathroom with shower over bath. There are two parking spaces at the front of the property together with a single garage. The rear garden is laid to lawn and offers panoramic views across to Camber Castle and beyond. Unfortunately pets are not accepted. Not suitable for young children (there is no fence between the garden and the river). The property is offered unfurnished and is available from early May for a long term rental. EPC: D. Council Tax: D

- Riverside Property
- Three Bedrooms
- Modern Décor Throughout
- Fully Tiled Bathroom With Shower
- Offered Unfurnished
- Council Tax: Band: D
- EPC: D
- Regrettably No Pets
- Not Suitable For Young Children
- Available Early May 2026

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 [rye@phillipsandstubbs.co.uk](mailto:rye@phillipsandstubbs.co.uk)  
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 [mayfair@phillipsandstubbs.co.uk](mailto:mayfair@phillipsandstubbs.co.uk)

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)