PHILLIPS & STUBBS

coastal + COUNTRY

A charming detached two bedroom timber clad cottage, found in the fishing and yachting village of Rye Harbour. Within the village itself there is a local shop, cafe and two public houses. The property has direct access to The Point which consists of a row of picturesque cottages, The William the Conqueror pub and Harbour front, where the lower reaches of the River Brede and estuary can be seen. Rye harbour originates from the early 19th century and was built by the excise men and harbour master at Rye to carry out their duties, with the fishermen to land their catches. The village also has a long established lifeboat station, there is also a Martello Tower built on the beachline at the time, which formed part of the coastal defences during the Napoleonic wars. The Rye Harbour Nature Reserve with its Discovery Centre lies in a triangle of land extending south from Rye past Rye Harbour to the sea and westwards towards Winchelsea Beach and northwards along the River Brede. Renowned for its fauna and flora and as a haven for shore birds, a large part of the nature reserve is a "Site of Special Scientific Interest" (SSSI).

Living Room
Stable style front door opens into the living/dining room with a high vaulted ceiling having exposed beams. Natural light floods in through the skylights and windows overlook the front garden. There is an exposed brick chimney breast and fireplace fitted with a wood-burning stove.

Kitchen
The kitchen/breakfast room is fitted with a range of built in cupboards and shelves. It features a bespoke marble worksurface, classic ceramic Belfast sink, built in under counter fridge, dishwasher and freestanding Stoves oven. French doors open directly onto the garden.

Bedroom 1
The main double bedroom has painted panelling and a range of bespoke built in wardrobes. Dual aspect windows overlook the garden.

Bedroom 2
A window overlooks the garden. Double bed and wall lights.

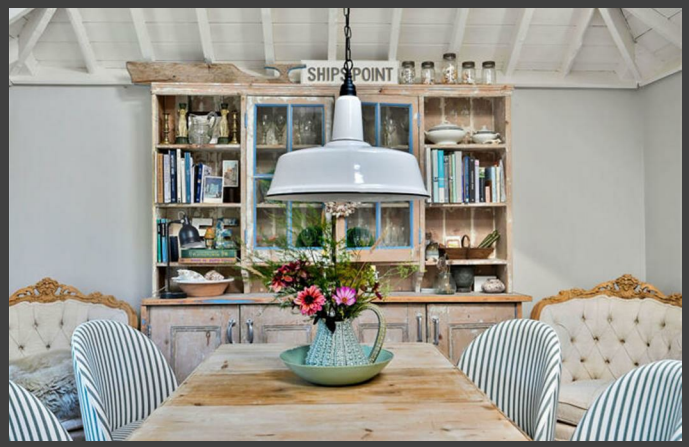
Bathroom
The bathroom has a part vaulted ceiling and exposed beams painted white. Painted wood panelling, complementing the white painted floorboards. Fitted with a classic white bath, pedestal wash hand basin on stand, traditional w.c. plus a separate walk in shower cubicle.

Garden
A private coastal shingle garden wraps around the property.
A beautifully maintained outdoor space, blending rustic decking and gravel paths with lush planting. Various seating areas are intersperesed thoroughout, including a sheltered dining area beneath a pergola covered with climbing plants. The garden is rich with mature shrubs, ornamental grasses, and flowering plants, creating a private setting. A long, boardwalk-style path winds through the garden, bordered by tall grasses and greenery, leading to a secluded sitting area and several useful storage sheds.

Further information:
Local Authority: Rother District Council.
Council Tax Band B
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast18000Mbps available.
Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price Guide £465,000 Freehold

Ships Point The Point, Rye Harbour, Rye, TN31 7TU



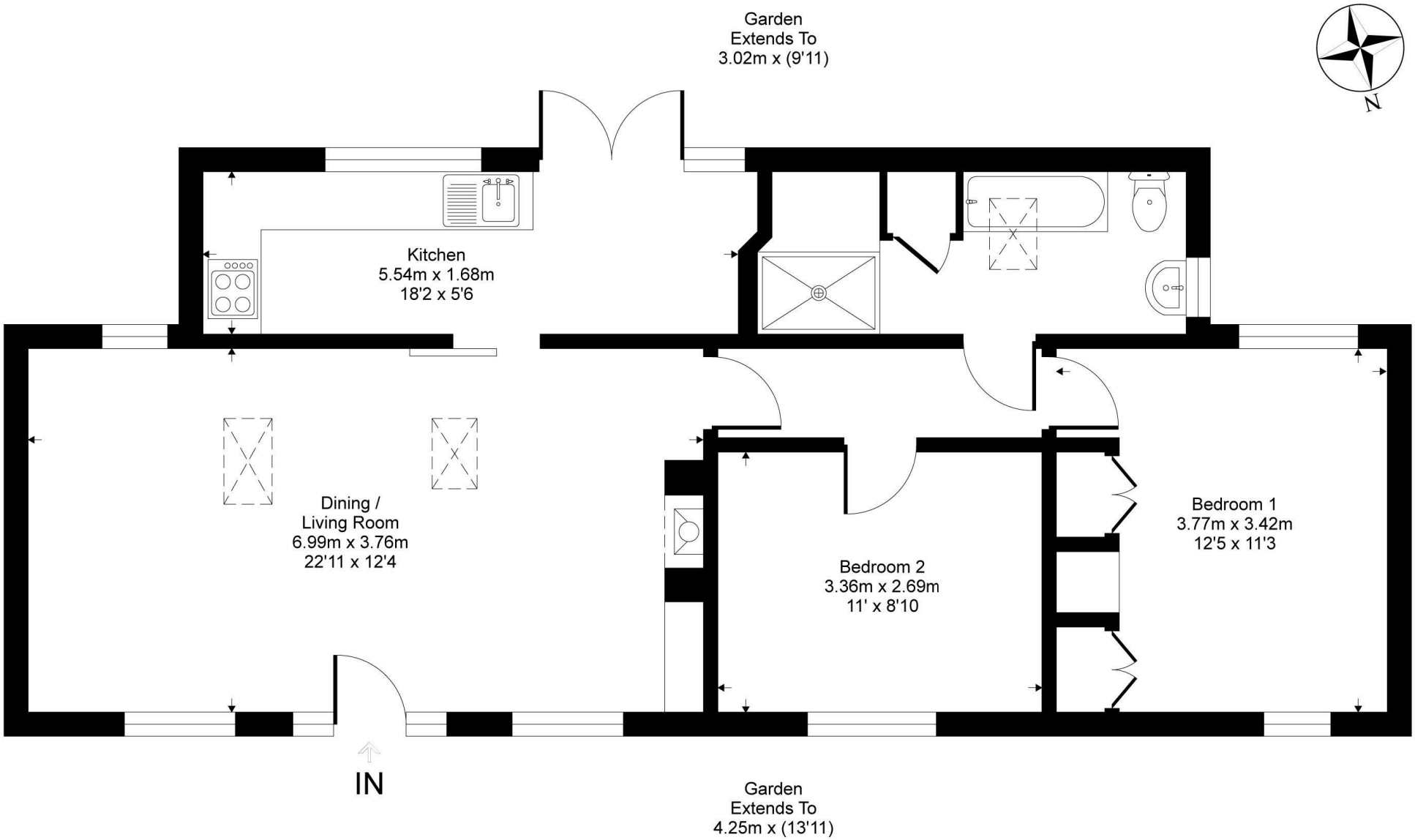
A delightful, renovated single story coastal cottage situated close to the Nature Reserve in Rye Harbour.

- Private and secluded position set in a mature garden
- Vaulted living/dining room with wood burrning stove
- Two bedrooms
- Bathroom with separate shower

EPC: D
Local Authority: Rother District Council
Council Tax Band: B

Ships Point

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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