183 Pottingfield Road,

Rye, East Sussex TN31 7BW

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Guide Price £325,000

Situated in a location within walking distance to Rye Town Centre, this three-bedroom home located on a generous corner plot offers extended living space, stunning views to the rear and a garage with driveway for several cars.

The ground floor comprises Entrance Porch, Entrance Hall, Sitting / Dining Room and Kitchen, whilst on the first floor are Three Bedrooms and a Family Bathroom. The gardens provide scope for landscaping and enhancement, with plenty of room for outdoor seating, entertaining, or simply enjoying the garden and the lovely rural outlook to the rear.

Set in a popular location, this property is within easy reach of the town with its famous cobbled streets and historic buildings in an area known for its excellent selection of galleries, antique shops, bespoke retail outlets, ancient public houses and fine eateries, making it the ideal travel location.

SITUATION: In addition to its charm Rye offers primary and secondary schooling, leisure facilities and a wide selection of shops and a vibrant local community with a focus on the arts. The town hosts the annual Rye Arts Festival and Jazz Festival, and is home to a cinema and arts centre. Rye also provides local train services to Eastbourne and Ashford, with high-speed rail links from Ashford International to London St Pancras in just 37 minutes. Bus routes to the villages, Hastings & Camber can be found in the centre, along with a Primary and Secondary School, Leisure Centre and Hub on the Hill with Doctors Surgery and café.

The nearby coastline offers outstanding natural beauty, with the dramatic dunes and sandy beach at Camber are only about six miles from Rye. The unique, distinctive and very beautiful Romney Marsh landscape and picturesque coastline offers many opportunities for walking, cycling and watersports.

* Spacious three-bedroom family property with a good size garden
* Benefiting from a garage and off-road parking
* Wonderful far-reaching views to the rear
* Popular position within easy reach of the cinque port town centre of Rye
* Wide range of shops, amenities and sporting facilities nearby
* Many local clubs and societies to suit all tastes
* Walking distance of the famous historic Rye citadel
* Railway station with links to Ashford and Brighton lines
* Beautiful coast and Romney Marshes nearby for nature enthusiasts
*

WarnerGray, 103a High Street, Rye, East Sussex TN31 7JN
Tel.01797 290050 email: rye@warnergray.co.uk

GROUND FLOOR

The property is approached to the front via a driveway providing off-road parking and access to the garage. A useful enclosed porch leads to the front door which opens into the hallway, which provides access to the principle ground floor accommodation.

To the front is a spacious living room opening out to the dining area at the rear allowing light to flow through the house from front to back. This space offers sliding doors leading to the garden and continues through the kitchen equipped with a range of base and eye-level units.

The kitchen can also be accessed via the hallway which offers under stair storage.

FIRST FLOOR

Upstairs, the first floor offers three well-proportioned bedrooms, with the main bedroom providing built-in storage and the rear bedroom enjoying far-reaching views across the countryside. A generously sized family bathroom is fitted with a bath, wash basin, and WC. The landing also provides access to the loft space.

OUTSIDE

Outside, the property occupies a generous corner plot, offering a wonderful sense of space and potential offering parking for several cars, a front lawn, gate to garden and a garage providing front and rear access.

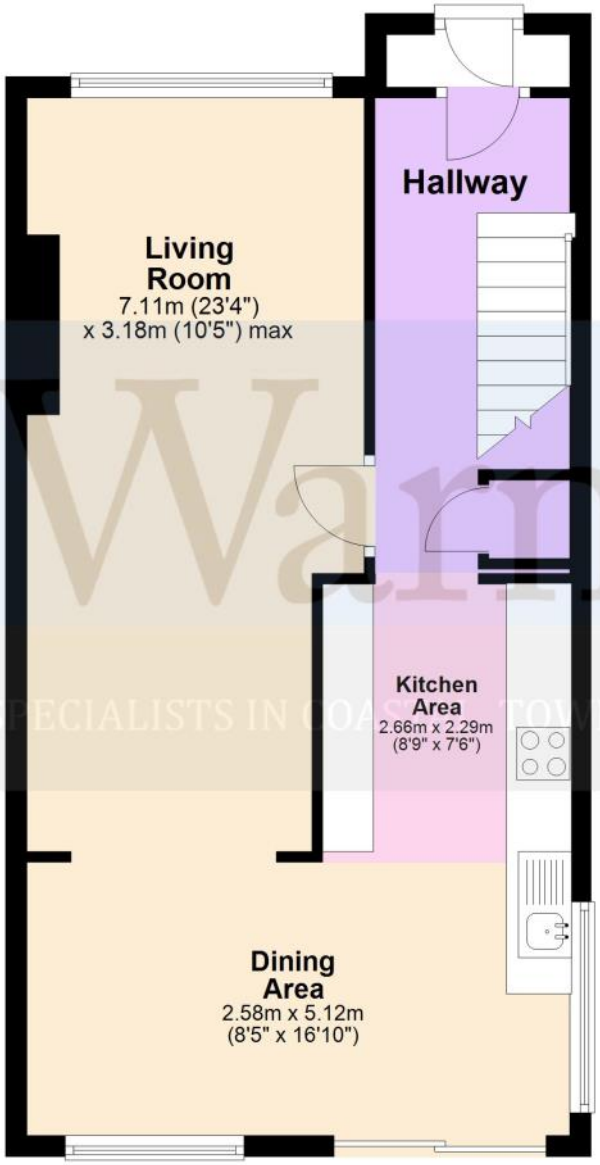
The gardens are a wonderful feature offering extra space to the side of the house and extending to the rear from the patio area across the large lawn with fabulous views to the rear of open countryside. The combination of outdoor space, parking, garage, and flexible accommodation makes this a particularly appealing opportunity for those looking to create their ideal home.

SERVICES : Mains water and electricity. Gas Central Heating. EPC : D
Local Authority : Rother District Council

VIEWING: by appointment though WarnerGray 01797 290050
email : rye@warnergray.co.uk

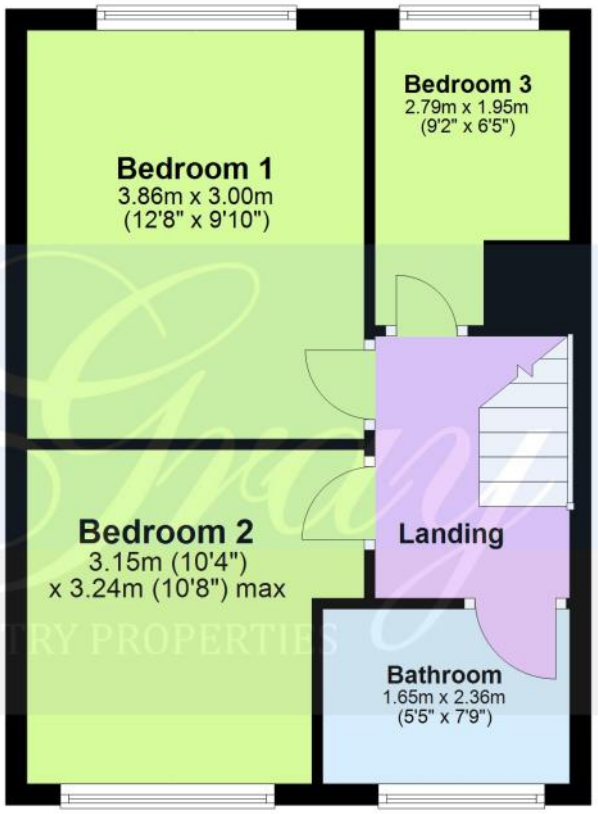
Ground Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



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SPECIALISTS IN COASTAL, TOWN AND COUNTRY PROPERTIES

Total area: approx. 86.4 sq. metres (929.5 sq. feet)

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