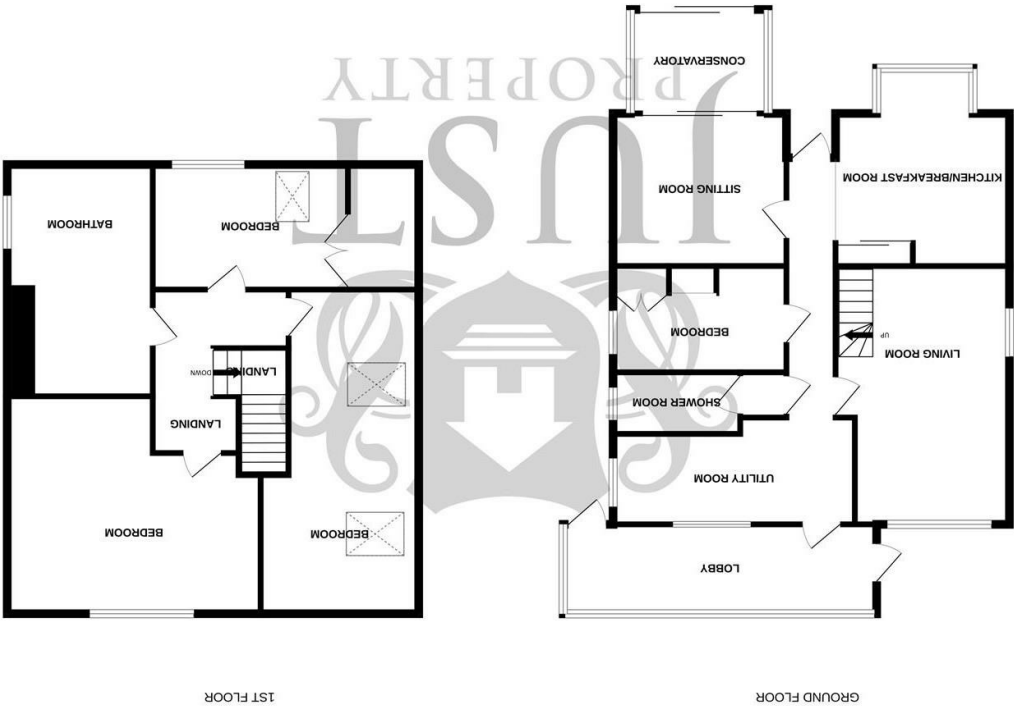




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	52	67
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



These views are intended to provide a general impression of the property and are not intended to be used as a basis for any decision. The views are not intended to be used as a basis for any decision. The views are not intended to be used as a basis for any decision.



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FLOORPLANS

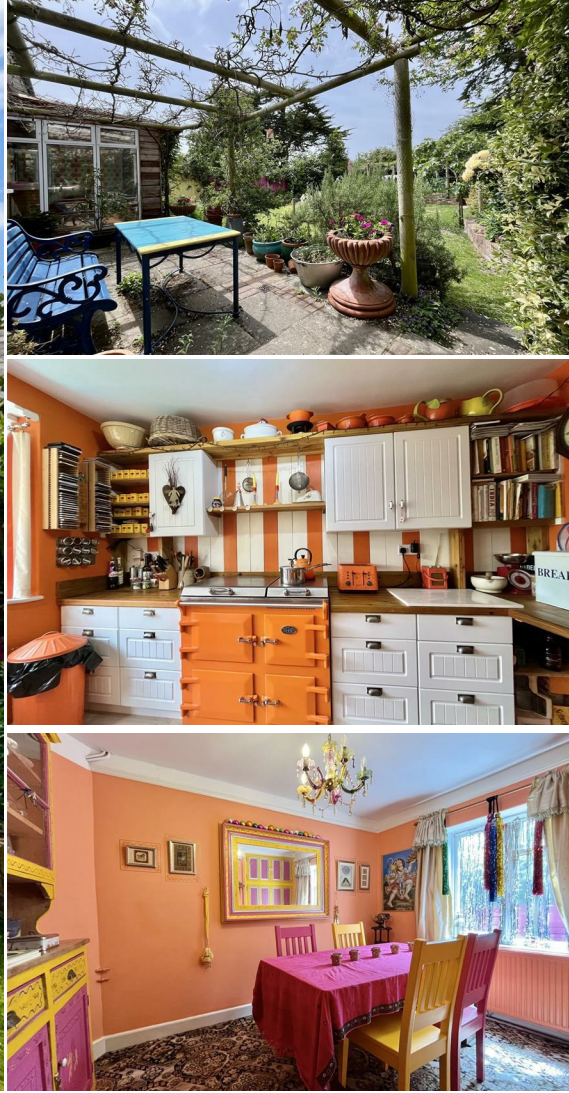


4 Bedrooms 2 Receptions 2 Bathrooms 1776.05 sq ft

Castle View Tram Road, Rye Harbour, TN31 7TZ

Freehold

£475,000



PROPERTY DETAILS

A charming detached family home situated in the heart of the sought-after coastal village of Rye Harbour. Offering spacious and versatile accommodation, a wealth of character, beautiful established gardens and the significant advantage of private off-road parking, Castle View presents a wonderful opportunity to acquire a family home in one of East Sussex's most desirable coastal locations.

The accommodation is arranged over two floors and includes a spacious living room, separate sitting room and conservatory overlooking the gardens. The kitchen/breakfast room provides ample space for family dining and entertaining, while a useful utility room and ground floor shower room add practicality to everyday living.

A versatile ground floor bedroom offers flexibility for guests, home working or multi-generational living. To the first floor are three further well-proportioned bedrooms together with a family bathroom, creating comfortable accommodation for families of all sizes.

A particular feature of the property is its beautifully maintained and established gardens. Thoughtfully planted and lovingly cared for, they provide a delightful outdoor space with areas for relaxing, entertaining and enjoying the peaceful surroundings.

Further enhancing the appeal of the property is the provision of private off-road parking, a highly sought-after feature in Rye Harbour where parking is often at a premium.

Ideally positioned close to Rye Harbour Nature Reserve, the coastline and an abundance of scenic walks, the property is also within easy reach of the historic town of Rye, renowned for its cobbled streets, independent shops, cafés, restaurants and mainline rail connections.

A rare opportunity to acquire a characterful family home combining flexible accommodation, beautiful gardens and private parking in an exceptional village setting.

ROOM DIMENSIONS

Front Door

Lobby / Sun Room
20'8" x 6'0" (6.31 x 1.84)

Utility Room
15'6" x 10'7" (4.73 x 3.24)

Living Room
20'7" x 11'8" (6.28 x 3.58)

Bedroom
11'10" x 8'11" (3.63 x 2.74)

Shower Room
8'5" x 4'10" (2.58 x 1.48)

Kitchen Breakfast Room
16'3" x 15'3" (4.97 x 4.66)

Sitting Room
11'11" x 11'9" (3.64 x 3.60)

Conservatory
10'0" x 8'0" (3.07 x 2.46)

Stairs to Landing

Bedroom
18'8" x 17'3" (5.69 x 5.28)

Bedroom
24'4" x 10'7" (7.43 x 3.23)

Bedroom
13'9" x 8'7" (4.21 x 2.62)

Bathroom
14'6" x 9'8" (4.44 x 2.95)

Off Road Parking

Mature Rear Gardens

Variety of Sheds/ Out Buldings

FEATURES

- Charming Detached Family Home
- Wealth Of Character And Original Charm
- Four Bedrooms, Including A Ground-Floor Bedroom
- Spacious Living Room And Separate Sitting Room
- Conservatory Overlooking The Gardens
- Kitchen/Breakfast Room
- Utility Room And Ground-Floor Shower Room
- Beautifully Maintained And Established Gardens
- Private Off-Road Parking
- Close to Rye Harbour Nature Reserve And The Historic Town of Rye

