

**RUSH
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10 Cadborough Cliff, Rye, TN31 7EB
Price Range £550,000 - £600,000 Freehold

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Nestled in the picturesque area of Cadborough Cliff in Rye, this charming detached house, built in 1928, offers a unique blend of character and modern living. With stunning views that stretch across to Winchelsea and the Channel, this property is a true gem for those who appreciate natural beauty and tranquillity. The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both functional and inviting, providing ample space for relaxation and social gatherings. With three generously sized double bedrooms, there is plenty of room for family or guests, ensuring comfort and privacy for everyone. Additionally, the property features two loft rooms, which can be utilised as home offices, playrooms, or extra storage, catering to a variety of lifestyle needs. The versatility of these spaces adds to the overall appeal of the home. Parking is a breeze with space for up to three vehicles and a garage, a valuable asset in this desirable location. The combination of its historical charm, stunning views, and practical amenities makes this property an exceptional opportunity for anyone looking to settle in a serene yet vibrant community. In summary, this delightful detached house in Cadborough Cliff is not just a home; it is a lifestyle choice, offering a perfect retreat with breath-taking views and ample living space. Do not miss the chance to make this enchanting property your own.









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

172 m²
1852 ft²

Balconies and terraces

12.7 m²
137 ft²

Reduced headroom

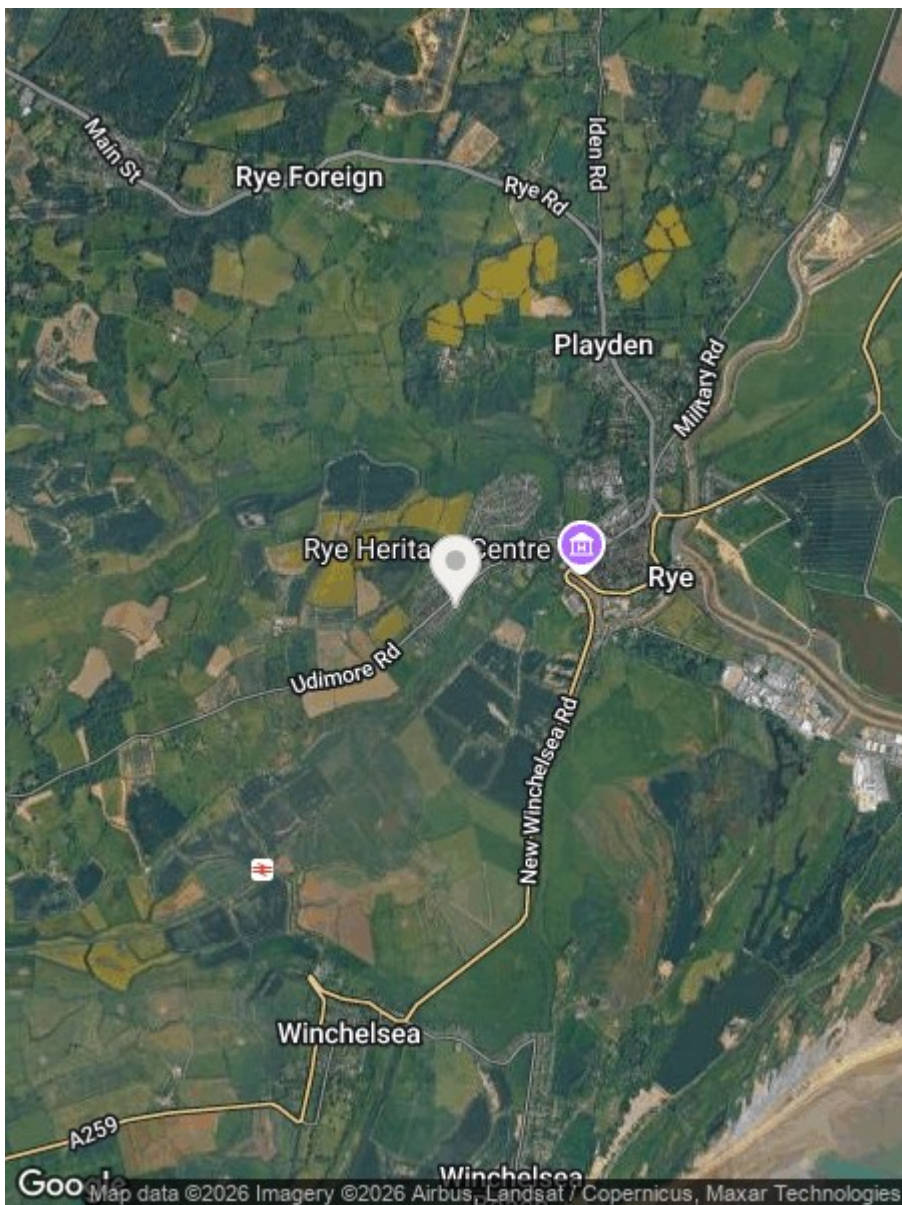
21.2 m²
228 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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