

# PHILLIPS & STUBBS



coastal +  
COUNTRY



A three-bedroom semi-detached house occupying a sought after position in the heart of Rye Harbour, backing directly onto the internationally renowned Rye Harbour Nature Reserve and enjoying access to miles of coastal walking routes leading towards Winchelsea Beach and beyond to Pett Level.

The house offers bright, well-balanced accommodation arranged over two floors. At its heart is a generous open-plan sitting and dining room which opens through to the fitted kitchen and conservatory beyond. The conservatory opens out to the garden. A cloakroom serves the principal living accommodation.

On the first floor there are three bedrooms and a contemporary shower room, fitted with a large walk-in shower and finished with marble-effect tiling, creating a refined and modern feel.

Outside, the rear garden has been designed for ease of maintenance with an area of lawn, paved terrace and useful shed. Side access to the picket fence enclosed front garden. Off road parking for several cars.

#### Situation

Rye Harbour is a unique coastal village set within the spectacular landscape of the Rye Harbour Nature Reserve, an area celebrated for its diverse wildlife, open skies and extensive network of footpaths and cycle routes. From the property, walks can be enjoyed across the reserve towards Winchelsea Beach and along the coastline.

The house is at the end of a no-through road within a small development of similar properties. The Ancient Town and Cinque Port of Rye is a short distance away and offers an excellent range of independent shops, galleries, cafés and restaurants, together with rail services connecting to Ashford International and onward high speed connection to London.

#### Ground floor

The front door opens into an entrance hall with a cloakroom/wc and staircase rising to the first floor. To the front of the house is a generously proportioned sitting room measuring over 15ft in length, providing an excellent principal reception space with ample room for both seating and entertaining.

To the rear, the accommodation flows naturally into a separate dining room. Adjacent is the fitted kitchen, which enjoys a pleasant outlook the rear garden. A conservatory provides an additional reception space with doors opening directly onto the rear garden and terrace.

#### First floor

The first floor comprises three bedrooms. The principal bedroom is a double room extending to over 13ft in length, whilst the second bedroom is another good-sized double. The third bedroom offers flexibility as bedroom or home office. These are served by a family shower room with w.c and wash hand basin

#### Outside

Enclosed garden to front and rear, partly paved with lawn and summer house along with parking to front.

Local Authority: Rother District Council. Council Tax Band C

Mains electricity and water. Mains drainage.

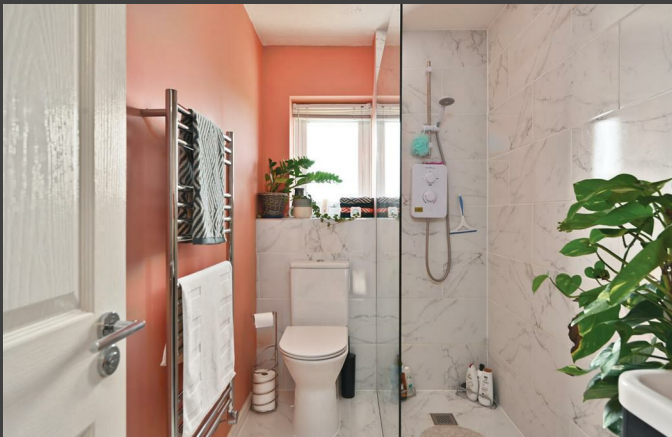
Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price Guide £359,959 Freehold

32 Lucas Shadwell Way, Rye, TN31 7HZ



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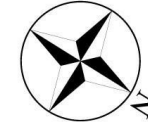
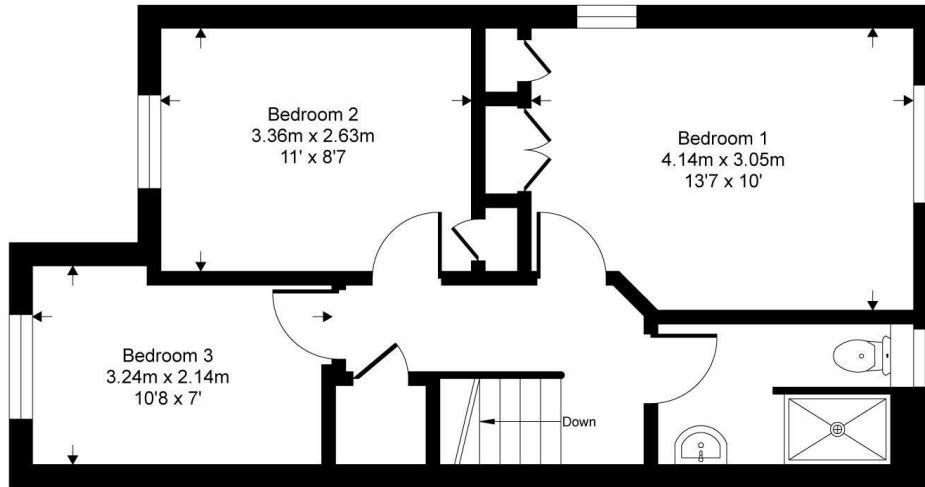
- Living/dining room • Kitchen • Conservatory • Cloakroom • Enclosed rear garden • Off road parking for several cars • Electric heating • Nearby access to Rye Harbour Nature Reserve



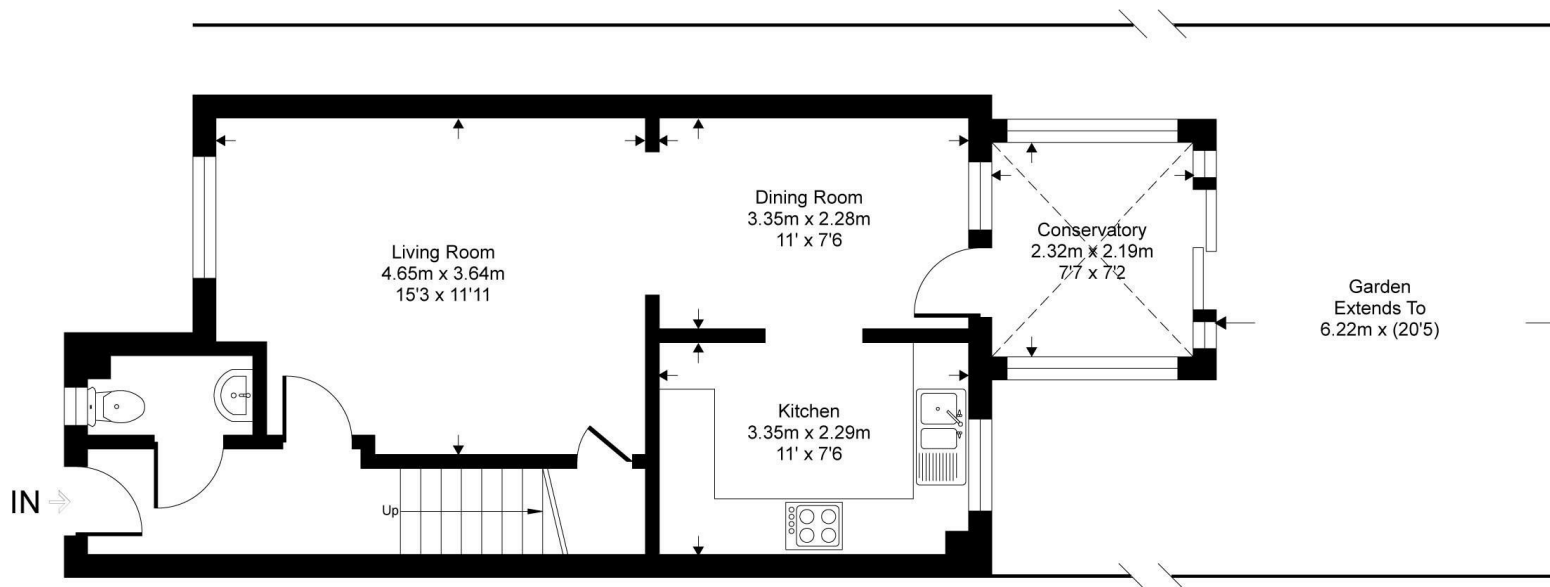
EPC: D  
Local Authority: Rother District Council  
Council Tax Band: C

# Lucas Shadwell Close

Approximate Gross Internal Area = 88.5 sq m / 953 sq ft



**First Floor**



**Ground Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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