

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies an elevated position set back from a no-through road about 750 yards from the centre of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Eastbourne and to Ashford International with high speed services to London St Pancras (37 minutes), from where there are connections to the Continent via Eurostar. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

A detached split level property built in the 1970s of part brick and part weatherboard clad elevations beneath a pitched tiled roof.

Steps lead up to a part glazed front door opening into a hall with a window to the front, a built in storage cupboard and a built in airing cupboard. The double aspect living room has a fireplace with a stone hearth and chimney breast with fitted gas fire and a full height double glazed sliding door with a matching panel to one side opening onto the south facing front terrace with distant views over the school to the Ancient Town.

The double aspect kitchen/breakfast room, which has distant views to the front, is fitted with an extensive range of cabinets comprising cupboards and drawers beneath work surfaces to three walls with below counter space and plumbing for a dishwasher and washing machine, an inset sink unit with mixer tap, a built in double oven, an inset hob with filter hood above, space for fridge / freezer, gas boiler and a part glazed door to outside.

Bedroom 1, which was formerly two bedrooms, has windows to the rear and fitted wardrobe cupboards. Bedroom 2 has a window to the rear and a fitted wardrobe cupboard.

The bathroom has fittings comprising a low level wc, pedestal wash basin and panelled bath with wall mounted shower above. In addition, there is a separate cloakroom with a low level wc and corner wash basin.

Outside: To the front of the property there is a driveway providing off road parking and giving access to a detached single garage 17'6 x 9' of brick construction with up and over door to front. The sloping front garden is laid to lawn with established shrub borders, spring bulbs, mature conifers and steps up to a paved sun terrace with wrought iron balustrade with an enclosed store beneath. To the rear of the property are the enclosed sloping gardens extending to about 60' x 36' laid to lawn with apple trees and mature shrubs. From the upper section of the rear garden there are widespread, far-reaching views across the school to the silhouette of Rye, including the Church and the Landgate and over the allotments to countryside beyond.

Local Authority: Rother District Council. Council Tax Band F  
Mains electricity, gas, drainage and water.  
Predicted mobile phone coverage: EE, Three and 02  
Broadband speed: Ultrafast 1800Mbps. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Directions: From Cinque Ports Street, turn left into Rope Walk passing over the level crossing and into The Grove. At the end, bear left into Love Lane where No. 13 will be found on the right hand side about two thirds of the way along and opposite The Rye Academy.

Guide price: £450,000 Freehold

Smugglers Steps, 13 Love Lane, Rye, East Sussex TN31 7NE



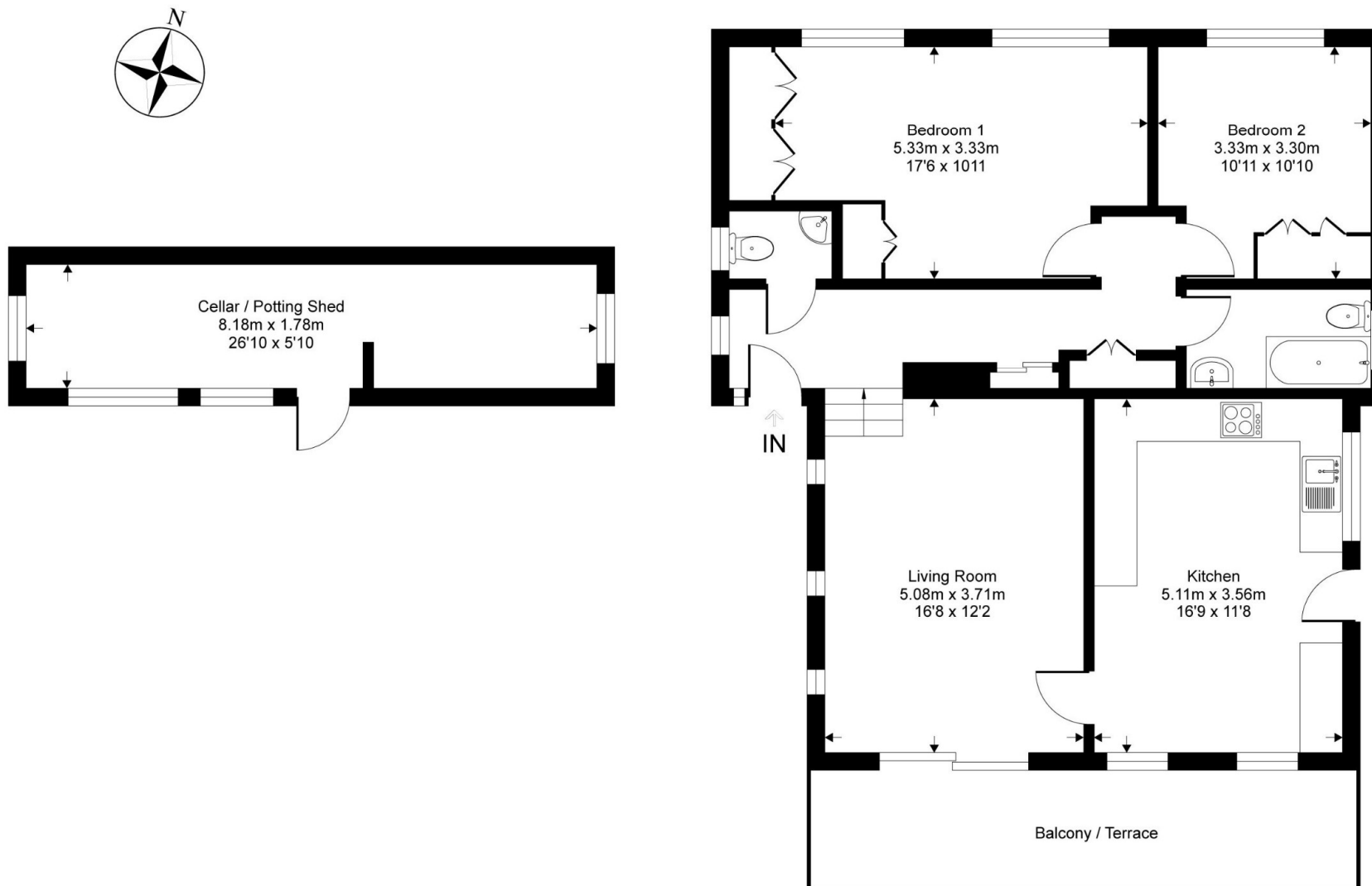
A detached split level modern house occupying an elevated position with widespread views to the Citadel of the Ancient Town and surrounding countryside.

- Hall • Living room • Kitchen/breakfast room • Cloakroom • Two double bedrooms (formerly three)
- Bathroom • Gas central heating • EPC rating D • Single garage • Off road parking • Front and rear gardens



# Love Lane

Approximate Gross Internal Area = 98.4 sq m / 1060 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN  
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338  
0870 1127099

rye@phillipsandstubbs.co.uk  
mayfair@phillipsandstubbs.co.uk

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)