

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies an elevated situated in the favoured private road location of Point Hill immediately to the north 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 a high speed service to London St. Pancras in 37 minutes. 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.

Forming a semi detached house presenting brick elevations with wooden weatherboard upper elevations beneath a pitched tiled roof. The property has been in the same family ownership for over 30 years and requires a degree of updating.

The accommodation comprises front door into the **entrance hall** with open tread staircase rising to the first floor with open recess under.

**Living/dining room** double aspect and open plan with double doors out to the rear garden. **Kitchen/breakfast room** fitted with a good range of base and wall mounted units incorporating a 4 ring electric hob with extractor fan over, eye level oven, microwave, one and a half bowl sink unit, integrated fridge/freezer, slimline dishwasher and washing machine. Door out to the rear garden. **Cloakroom** comprising w.c and wash hand basin.

**First floor landing** with doors off to all bedrooms and bathroom.

**Bedroom 1** double aspect with views towards Fairlight Church and sea in the distance. Built in range of wardrobes. **Bedroom 2** with a wardrobe recess and window to rear with distant sea views. **Bedroom 3** window to rear with views over the Watersports Lake in Camber and sea views beyond. **Family bathroom** comprising panelled bath with shower over, w.c and wash hand basin with cupboards under.

**Outside:** To the front there is a driveway which is shared with the adjoining property and provides access to an integral single garage with up and over doors to both front and rear onto the garden. Part wall enclosed rear garden (52' x 22') which has areas of paved terrace and lawn. Point Hill is a private road with a shared maintenance liability. The courtyard immediately to the front of the property is shared with the adjoining house and subject to a joint maintenance liability.

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity and water. Electric Heating. Mains drainage.  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £425,000 freehold

East Side House, The Point, Rye, East Sussex, TN31 7NP



A three bedroom semi detached house situated within a Conservation Area on the edge of the Ancient Town and Cinque Port of Rye enjoying distant sea views from the first floor.

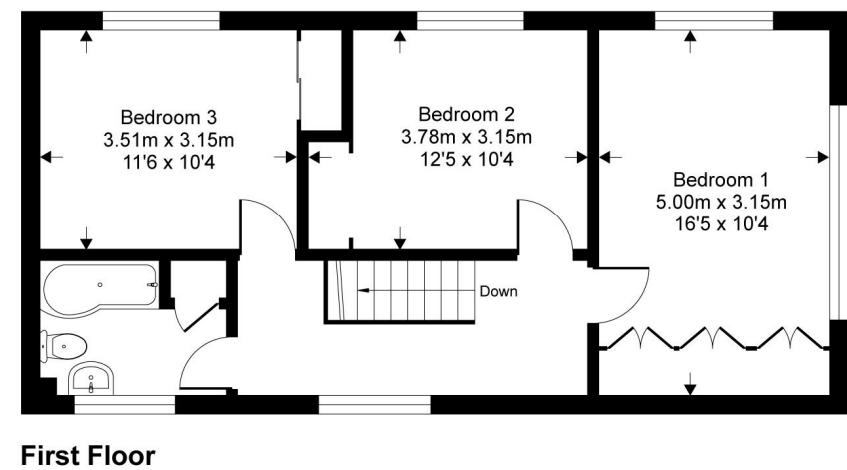
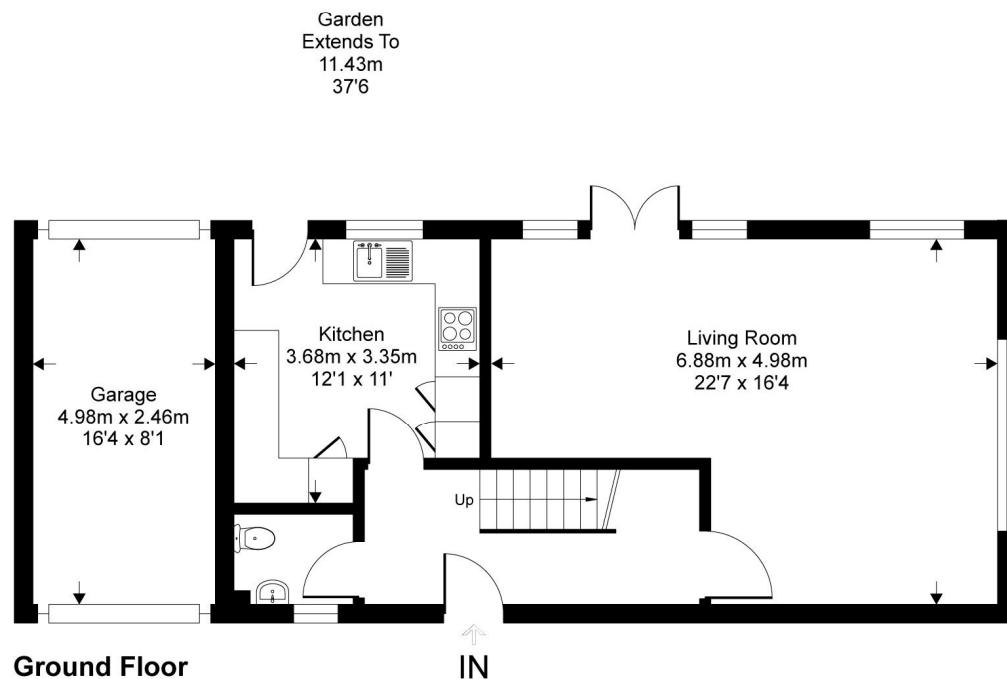
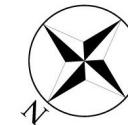
- Entrance hall
- Living/dining room
- Kitchen/breakfast room
- Cloakroom
- First floor landing
- 3 bedrooms
- Family bathroom
- EPC rating E
- Double glazing
- Electric heating
- Integral single garage
- Enclosed part walled garden to rear 52' x 22'



**Directions:** On approaching Rye, from the north on the A268, proceed through Playden and head down the hill towards Rye. Having passed the 'King's Head' public house on your right continue down the hill and take the next turning on the left into Point Hill. The shared entrance to the property will be found immediately on the right hand side.

# East Side House

Approximate Gross Internal Area = 105 sq m / 1135 sq ft  
Approximate Garage Internal Area = 12 sq m / 133 sq ft  
Approximate Total Internal Area = 117 sq m / 1268 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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