Warner Gray

SPECIALISTS IN COASTAL AND COUNTRY PROPERTIES



14 Coastguard Cottages, Coastguard Square, Rye, East Sussex TN31 7TS

14 Coastguard Cottages, Coastguard Square,

Rye, East Sussex TN31 7TS

Guide Price £250,000

Located in the coastal village of Rye Harbour, two bedroom mid-terraced home offers an appealing prospect for first time buyers, down sizers, those looking for a coastal bolthole or investors considering the potential for a rental property or holiday let.

Providing a blank canvas for a new owner to personalise, the property enjoys easy access to some truly beautiful surrounding countryside, including the Rye Harbour Nature Reserve and spectacular stretches of coastline, with the historic town of Rye also within easy reach. Whether as a main home, a weekend escape or an investment, it offers the chance to enjoy a quieter coastal lifestyle in an area renowned for its natural beauty.

SITUATION: This property is in a tucked away position in the centre of the coastal village of Rye Harbour offering a rich maritime history and there remains a small fishing fleet and yacht moorings nearby. Admiralty jetty is just a short walk from the house, as is the stunning Rye Harbour Nature Reserve (a site of Special Scientific Interest), which not only boasts birds from all over the world, but also has beautiful walks along the surrounding scenic coastline and a Discovery centre with cafe and other facilities. At the harbour, there is also a popular pub and cafe, art gallery, Life Boat station and general store.

The historic Cinque Port town of Rye, which is 2 miles distant, enjoys superb medieval architecture and offers a wonderful range of interesting shops, leisure and recreational amenities along with a good representation of the arts. For travel to London, Rye has rail links to London via Ashford which includes the high speed service to St Pancras.

WarnerGray 01797 290050 email: rye@warnergray.co.uk













Tucked away in the corner of a private cul-de-sac, the property is approached via a useful external storage cupboard beside the front door, ideal for boots, coats and outdoor essentials. The front door opens into an entrance hall, with stairs rising to the first floor and a large under stairs cupboard providing valuable additional storage.

To the front of the house is the kitchen / breakfast room, fitted with a range of modern units incorporating an integrated fridge / freezer, electric oven and hob with extractor above. There is a sink unit, space for a washing machine and a handy breakfast bar, providing a convenient spot for a morning coffee or informal meals.

Positioned to the rear, the L-shaped sitting / dining room is a good sized reception space, enjoying a pleasant outlook over the garden, with both a window and a door providing direct access outside.

Stairs rise to the first floor landing, which provides access to the loft and an airing cupboard housing the hot water cylinder. There are two good sized double bedrooms on this floor, together with a bathroom.

The rear garden is enclosed and currently laid to concrete, offering a straightforward, low maintenance space with plenty of scope for a new owner to landscape and personalise to their own taste.

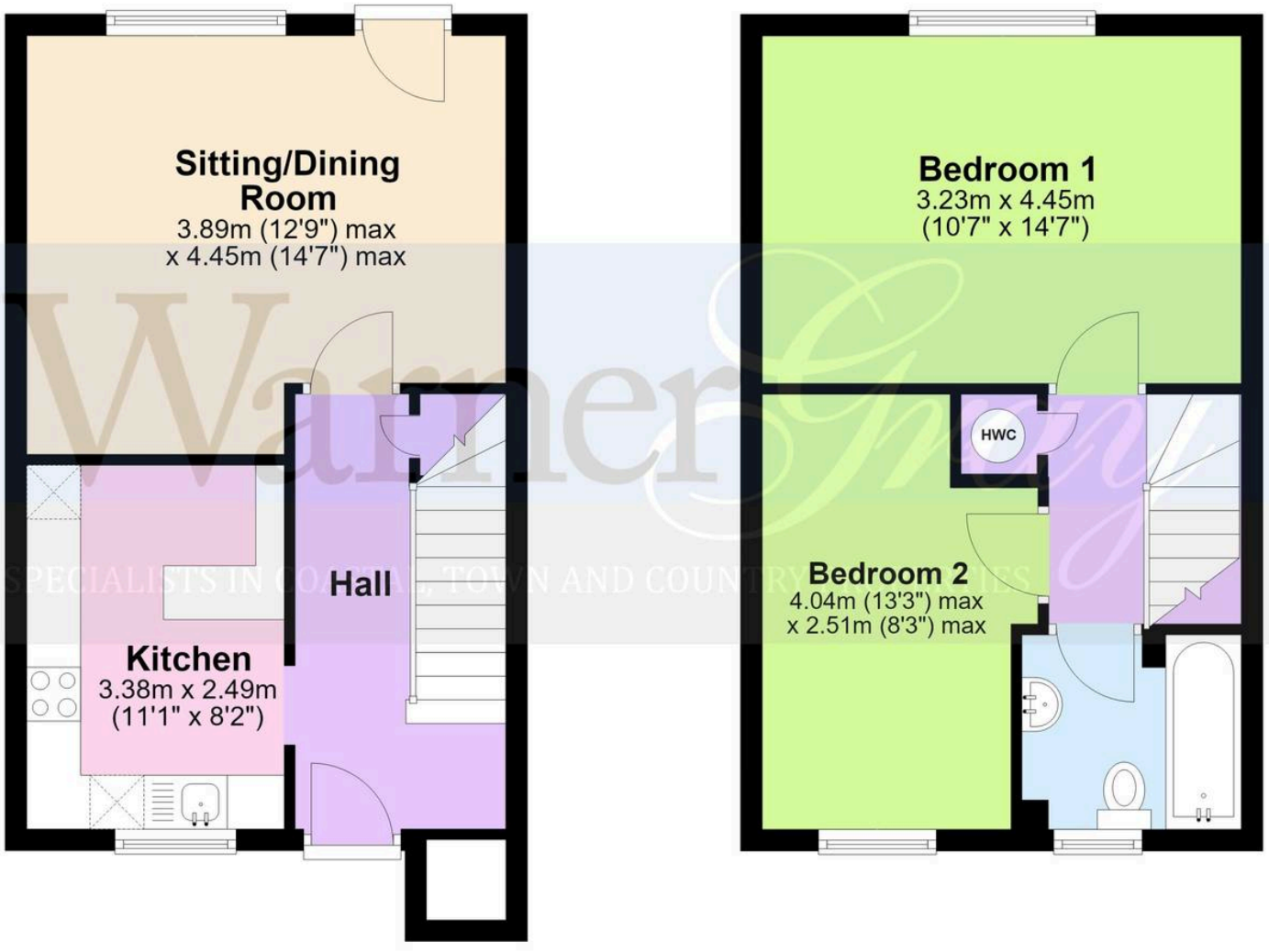
Services : Mains: water, electricity and drainage. EPC Rating: D. Local Authority: Rother District Council. Council Tax Band: B. Location Finder : what3words: ///spit.modifies.yachting

Ground Floor

Approx. 33.7 sq. metres (362.5 sq. feet)

First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



Total area: approx. 66.4 sq. metres (714.8 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.