



52 NEW WINCHELSEA ROAD,
RYE, EAST SUSSEX, TN31 7TA

ANDERSON
 HACKING

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TO LET £1495 PCM

A well presented 2 bedroom house overlooking Rye Nature Reserve and set on the River Brede with direct river access over a southeast facing garden. Ideal for nature lovers and for paddle boarding/ boating / kayaking enthusiasts, while being within 10 mins walk of all Rye amenities and transport links to London.

- Entrance Hall
- Living Room
- Kitchen / Dining Room
- Detached Garage and off street Parking
- Master Bedroom
- Further Double Bedroom
- Study / bedroom 3
- Family Bathroom
- Southeast Facing Rear Garden
- 10 mins walk of Rye Centre



This light and airy home situated on the outskirts of Rye offers stunning views from the front over Rye Marsh towards Winchelsea while at the rear direct views over the River Brede and Rye Nature reserve and Camber Castle. The property is approached over a driveway for two cars, with an additional detached single garage. The front door that opens into an enclosed entrance porch with period inner front door leading into a stair/hallway. The generous main living room has an original feature fireplace (not operational) with a large front facing bay window enabling beautiful sunset views over agricultural land. The ground floor benefits from open plan living with wooden flooring, with the kitchen and dining areas benefiting from rear facing sliding glass doors and rear glass door leading out to the garden. The fitted kitchen in duck egg blue shaker style includes stainless steel sink and drainer, gas hob with extractor hood above, electric oven, plumbing and space for a washing machine and space for a fridge / freezer.

Stairs lead to a first-floor landing with views of Camber Castle, and two generous sized bedrooms with built in period wardrobes and fireplaces (not operational). The front double bedroom enjoys stunning views looking out over open farmland. A second double bedroom has beautiful views over the rear garden down to the River Brede and beyond onto the Rye Nature Reserve and Camber Castle. A family bathroom is adjacent to the rear bedroom with panel bath with shower above, pedestal washbasin and close coupled WC, and chrome towel rail. A third room is accessed from the landing which would be an ideal home office or small single bedroom enjoying further views over open farmland.

Externally the property benefits from a front lawn garden, while the rear has a good sized lawn garden with mature apple, pear and elderberry trees, running down to the River Brede with mooring rights providing opportunity for boat, kayak or paddle board access onto the river. Storage is available in the external detached garage with up and over front door and at the rear a glazed window and pedestrian door.





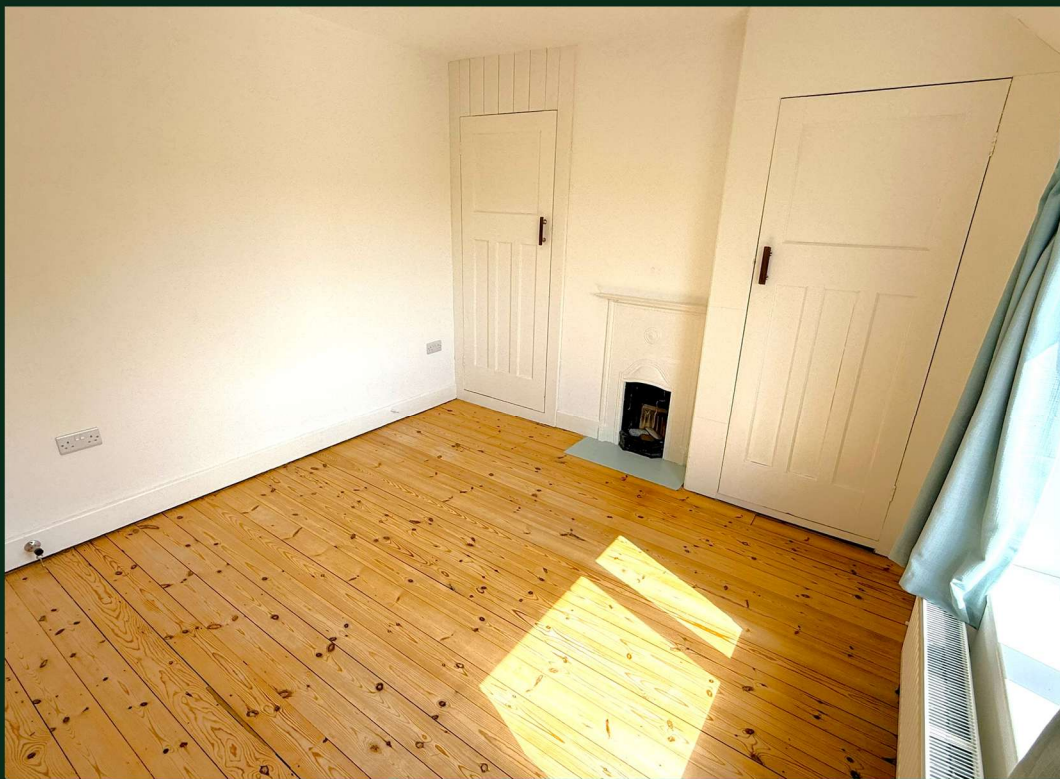
Fees: As permitted under the Tenant Fee Act 2019 the following fees will be applied:

1. The Rent. - £1495 per calendar month
2. Refundable tenancy deposit – £1725 (capped at no more than five week's rent where the annual rent is less than £50,000)
3. Refundable holding deposit – £345 (capped at no more than one week's rent)
4. Payments to change the tenancy – £75 + VAT = £90 (where requested by the tenant)
5. Payments associated with early termination of the tenancy – where requested by the tenant. The tenant must give the landlords 2 months notice to terminate the tenancy.
6. Tenants are responsible for payments - For all utilities, communication services, TV license and Council Tax at the Property.
7. Default fee for late payment of rent and replacement of lost key/security devices, where required, under a tenancy agreement – default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.

Terms: No Tenancy will commence until referencing of applicants has been completed. In addition, the first month's rent in advance and Security Deposit are due in cleared funds prior to tenancy commencing.

Agents Note: Under professional guidance, this property is not considered suitable for pets and children due to the river at the end of the rear garden.

Anderson Hacking Ltd is regulated RICS firm who are covered for Client Money Protection (CMP) and have a full redress scheme covered by the Property Redress Scheme.



General Information

Services: Mains Water, Mains Drainage, Mains Electricity, Mains Gas
Central Heating

Broadband Speed: Up to 1600 Mbps – Source Uswitch

Mobile Coverage: 5G with EE, O2 and 4G Vodafone and 3

Council Tax: Currently Band D

Local Authority: Rother District Council – 01424 787000

EPC: Band D

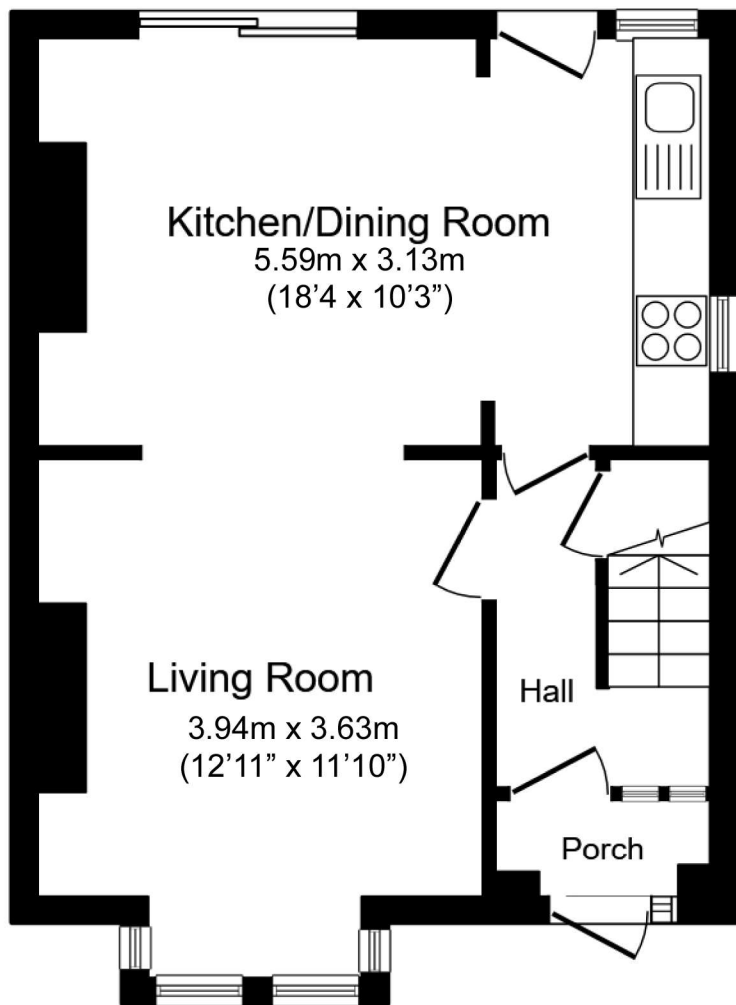
Tenure: Freehold

Term: Assured Periodic Tenancy

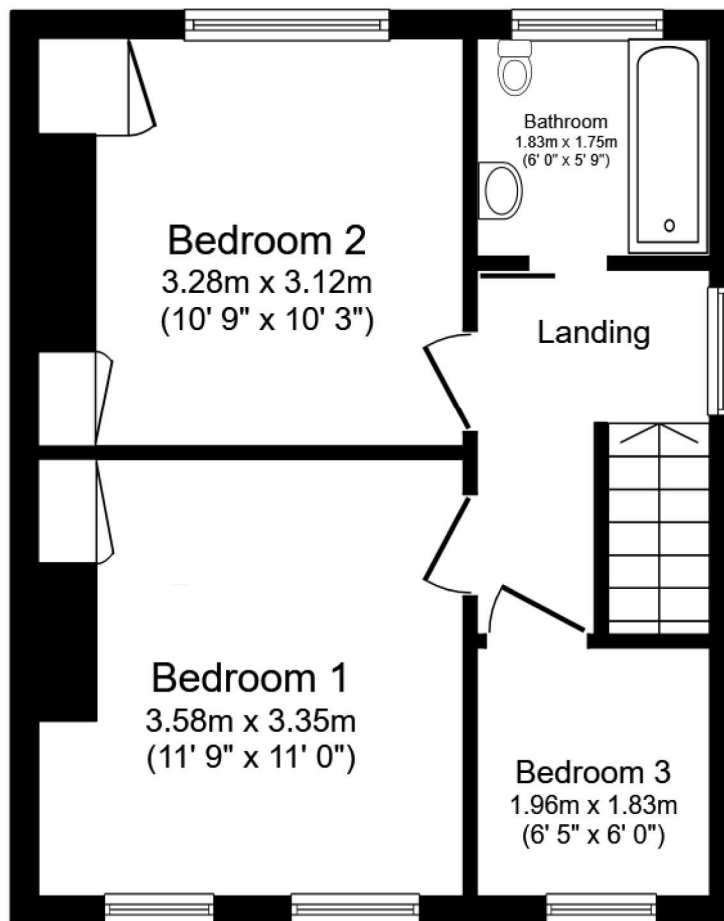
Available From: 1st August 2026

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd .

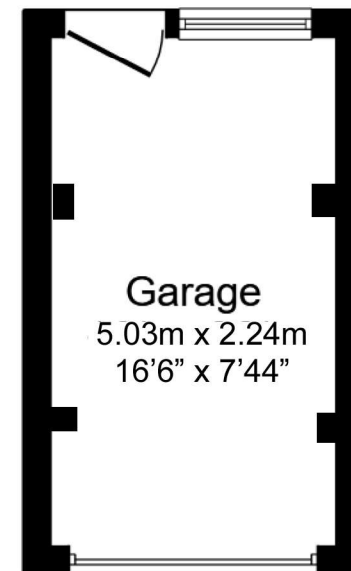
Directions: From Rye leave on the A259 following signs for Hastings and 52 New Winchelsea Road will be found on the left-hand side after approximately 0.5 miles from Kettle of Fish mini roundabout.



Ground Floor



First Floor



Garage
121 Sq. ft.
(11.26 Sq. m.)

**Gross Internal Area 793 Sq. ft. (73.77 Sq. m.)
Excluding Garage**

Agents Notes: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.
Particulars Dated: August 2026 Photographs Dated: August 2026

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