

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is approached by way of a twitten in the Conservation Area 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 Brighton (via Eastbourne) and to Ashford where there is 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.

Main open plan kitchen / living room

From the entrance hall this main open plan room has a well fitted kitchen with built in appliances, exposed floorboards and window to the front. The living area has a cast iron fireplace and bay window enjoying views over The Salts. There are staircases leading to the upper and lower floors.

First floor bedroom 1

This main bedroom has two windows, with shutters, to the rear with far reaching views and there are built-in wardrobes and a period fireplace.

Bathroom

The adjoining bathroom features exposed wooden floorboards, panelled bath with shower over, pedestal wash hand basin and w.c, window to front.

Lower ground floor bedroom 2

This double bedroom benefits from a bay window with window seat, period fireplace and door out to a private deck area with views beyond. Walk in open storage area.

Bathroom 2

Adjoining bedroom 2 comprises panelled bath with shower over, wash hand basin, w.c and window to front.

Basement garden room

The garden room has a window to the rear and a door leading out to the garden. Exposed wooden flooring and open chimney breast.

Rear garden

The outdoor terrace and garden spaces feature a mix of paved and decking areas, enclosed by walls and fencing with mature greenery and climbing plants that add privacy and a sense of seclusion and there are steps down to a further area of garden.

Further information

Local Authority: Rother District Council. Council Tax Band D

Mains electricity, gas, water and 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

Offers In The Region Of £585,000 Freehold

5 Seaview Terrace, East Street, Rye, East Sussex, TN31 7JZ



A charming two bedroom character townhouse located within Rye Citadel boasting elevated views and outside space.

- 4 storey Townhouse • Citadel location • Elevated views over Rye and towards the marsh • 2 bedrooms • 2 bathrooms • Open plan kitchen / living room and separate garden room • Recently modernized • Gas central heating • Offered chain free

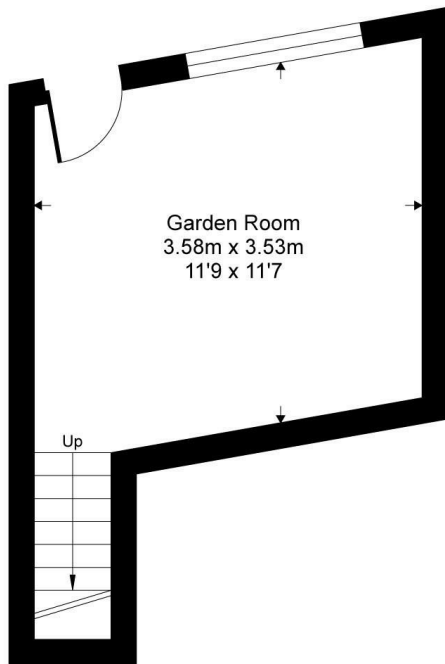
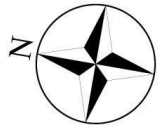


Directions: From Rye High Street proceed up East Street and at the top of the hill on the right hand bend, where East Street meets Market Street you will see Seaview Terrace on the left hand side.

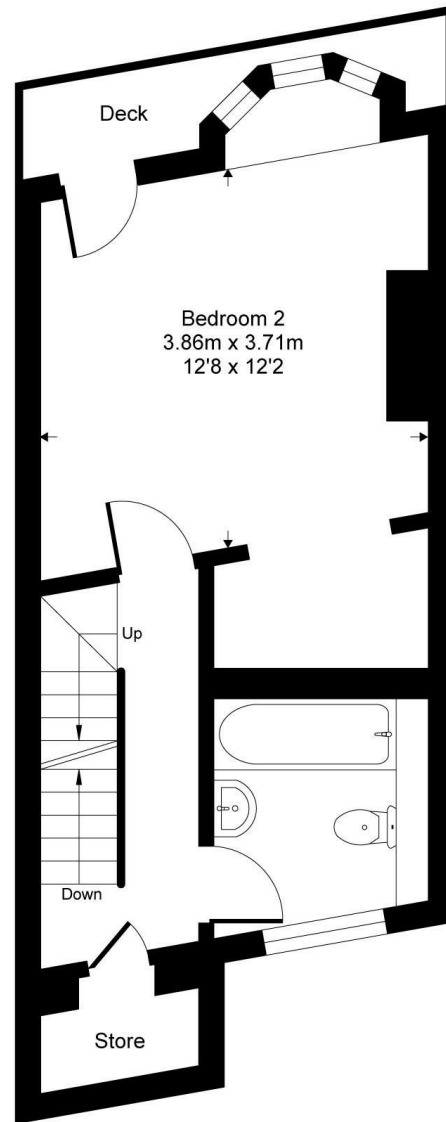
EPC: C
Local Authority: Rother District Council
Council Tax Band: D

Seaview Terrace

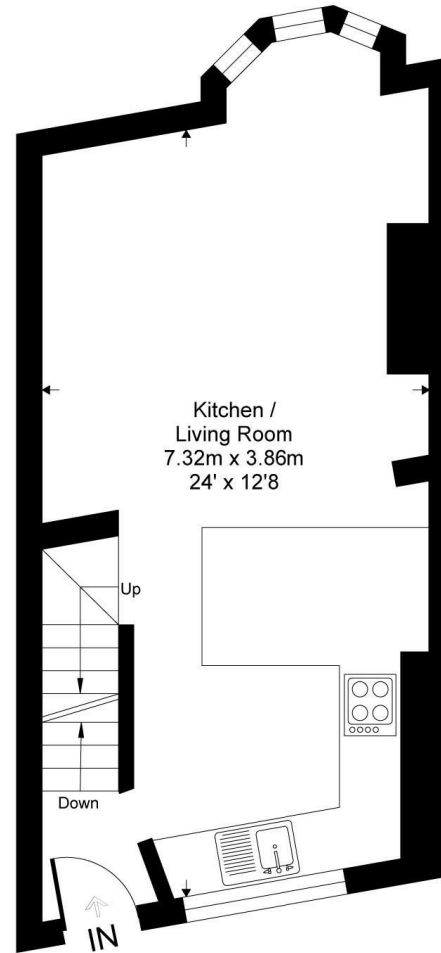
Approximate Gross Internal Area = 107.3 sq m / 1156 sq ft



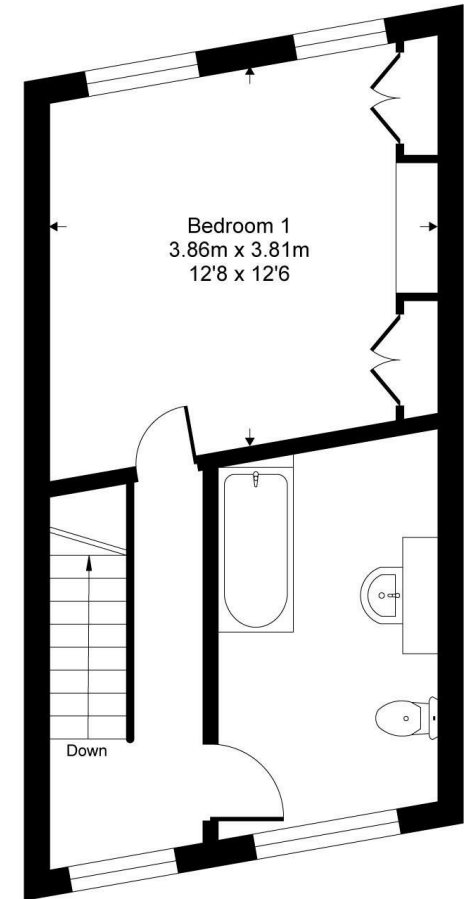
Basement



Lower Ground Floor



Ground Floor



First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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