PHILLIPS & STUBBS



coastal + COUNTRY







The Legacy is situated on The Point, a row of eight properties and a pub at Rye Harbour. The property overlooks the lower reaches of the River Rother, slip way moorings and Nature Reserve with widespread first and second floor views to the sea in the distance. Rye Harbour's buildings reflect the village's association with the sea, including the Watch House, the Lifeboat Station and Martello Tower which formed part of the coastline defences during the Napoleonic Wars. The village has a rich maritime history and was a place full of characters, many of whose names live on still in families in the village. One of these was Bertie Downey, a fisherman and owner of The Legacy, then called Sea View Cottage and built at the turn of the last century. Mr Downey was also the Rye Harbour pilot and built a pilot's hut in the garden, on which plot there is now a dining room which forms the extension to the house. He sold the cottage to another character, the late Tory maverick MP Alan Clark (1928-1999). The MP, who lived in Rye, bought the cottage in 1962 for £1300 and sold it four years later to the actor and children's TV presenter Humphrey Lestocq.

The nearest beaches are within walking distance and at Camber Sands (7 miles), one of the best known beaches on the South Coast, where a variety of activities can be enjoyed including kite surfing, land yachting, horse riding, fishing, etc. Local shopping facilities include general stores, café, tea room and two public houses. One and a half miles inland is the Ancient Town and Cinque Port of Rye with period citadel, medieval fortifications, and cobbled ways including Church Square and Mermaid Street and weekly farmers' market. Local train services from Rye to Brighton (via Hastings) and to Ashford with high speed connections for London (journey time approx. 37minutes) and mainland Europe via the Channel Tunnel.

A detached late Victorian house presenting colour washed and rendered external elevations set with a combination of timber casement and sash windows, beneath a
pitched slate tiled roof. The versatile accommodation is arranged over three floors, as shown on the floor plan.

Front door into an entrance hall with tiled flooring, inner door into the living room, additional door to the utility room having space and plumbing for washing machine, wall mounted electric boiler. The living room has a sash window overlooking the front garden and a fireplace fitted with a wood burning stove, electric under floor heating, flagstone flooring which continues through to the kitchen and dining rooms. Kitchen/ breakfast room fitted with base and wall mounted units with wooden work surfaces, integrated fridge, freezer and dishwasher. Electric underfloor heating. Space for gas cooker, one and half bowl enamelled sink unit, stairs off to the first floor. Window to rear and back door. Dining room has a roof lantern for natural down light and glazed double doors opening onto the garden.

First floor landing with tongue and groove panelling, stairs to second floor.
Bedroom 1 with ornamental fireplace and glazed double doors opening onto a balcony from where there are fine views over the harbour and river. Family bathroom has white fitments comprising a panelled bath with separate shower unit over, w.c and wash basin, white painted floorboards, window to rear, heated towel rail.

Second floor below eaves bedroom 2 with a large dormer window to one side providing fine distant views towards the Martello Tower, mouth of the River Rother and the sea beyond. Adjoining is a cloakroom comprising w.c and wash hand basin, window to rear.

Outside: To the front, is a small garden with paved terrace, enclosed by a white painted picket fence. To the rear there are two small storage areas and shared access path.

Further Information
Mains electricity, water and drainage. Predicted mobile phone coverage: EE, Vodafone, Three and 02. Broadband speed: Ultrafast 1600Mbps available. Source Ofcom. River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price Guide £475,000 Freehold

The Legacy, The Point, Rye Harbour, Rye, East Sussex, TN31 7TU







A detached late Victorian coastal style house situated on The Point enjoying widespread, far reaching views over the slipway mooring on the lower reaches of the River Rother, the mouth of the estuary and to the Rye Harbour Nature Reserve.

• Entrance Vestibule • Living Room with woodburning stove • Kitchen/Breakfast Room • Dining Room with feature roof lantern • First Floor Landing, Bedroom with Balcony and Bathroom • Open plan Second Floor Bedroom with en suite cloakroom and views. • No Onward Chain



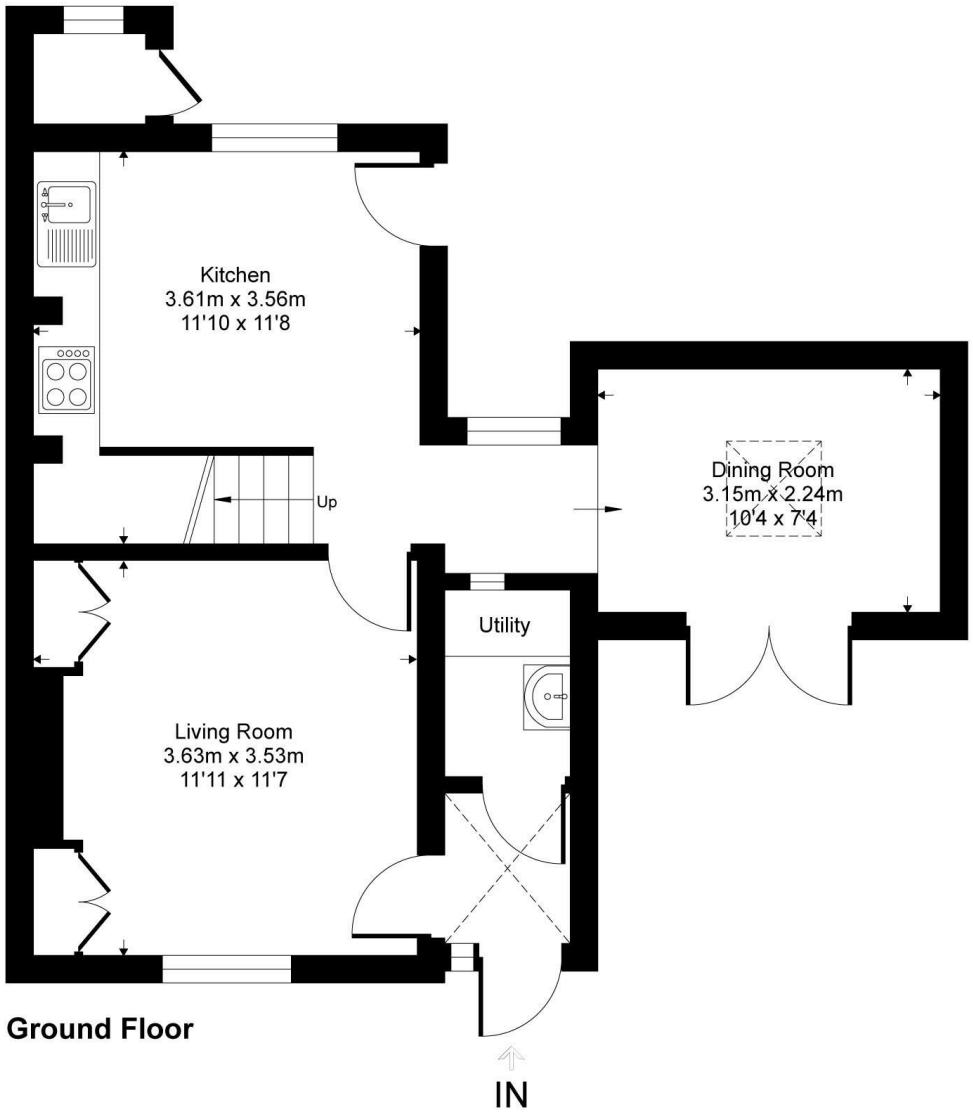
Directions: From Rye, take the A259 in a westerly direction and turn left into Harbour Road, dsign posted Rye Harbour. Continue to the end of the road and at the turning circle, bear left into the private road where The Legacy will be seen immediately before reaching the William the Conqueror public house.

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

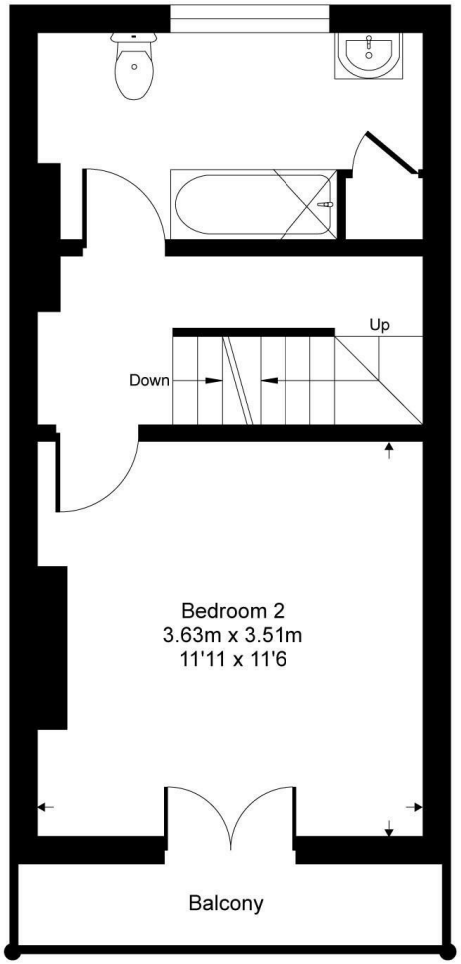
= Reduced headroom

The Legacy

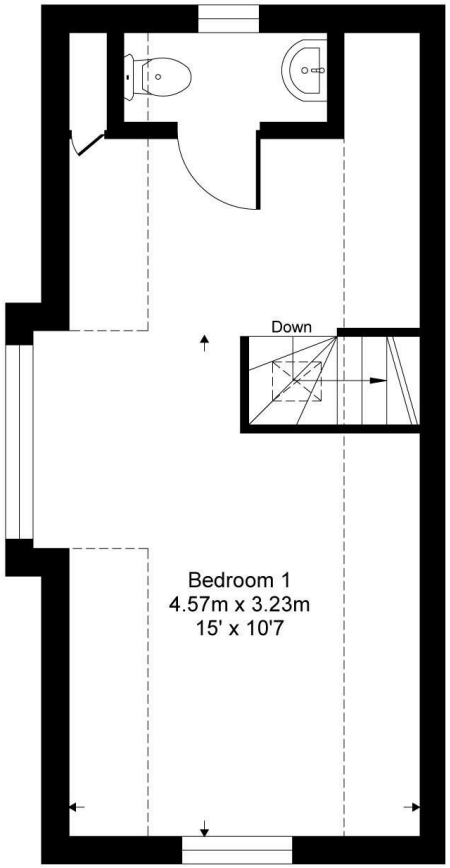
Approximate Gross Internal Area = 82.4 sq m / 888 sq ft
(excludes restricted head height)



Ground Floor



First Floor



Second Floor

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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