

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies an elevated position 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.

Front door into the entrance hall with wooden flooring and a staircase leading to the upper floors.

The sitting room has a central fireplace fitted with a wood burning stove flanked by built-in shelves and storage. Sliding door out to the garden.

The family room has a tiled floor, large skylights and double doors out to the garden and an internal door to the integral garage.

The open plan kitchen/dining area has a sliding door to the garden. The kitchen is fitted with a good range of built in base and wall mounted units with granite worktops, tiled floor and integrated appliances including a range cooker, extractor hood and dishwasher, space for fridge freezer.

Cloakroom comprising w.c, sink unit and built in cupboards.

First floor landing has doors off to bedrooms 2, 3, 4 and family bathroom. Stairs to the second floor main bedroom suite.

Bedroom 2 has a range of built in wardrobes, window to side and en suite shower room.

Bedrooms 3 and 4 are both double bedrooms and have built in wardrobes, windows to the rear with views over the garden and beyond.

The family bathroom comprises panelled bath, wash hand basin set into a vanity unit and w.c.

The second floor main bedroom has two sets of double doors with Juliette balconies which enjoy stunning far reaching views over Rye Town and farmland with the sea in the distance. There are built in wardrobes and eaves storage cupboard and Velux window.

The en suite bathroom features a panelled bath, separate shower cubicle, w.c, wash hand basin and Velux window.

Outside

The garden has several spaces including a paved patio area with seating and a charming pergola covered in greenery and lawn beyond bordered by mature shrubs and flowerbeds. To the side there is a home office and adjoining store. To the front there is a shared (with the adjoining property) block paved driveway with access to the double garage which has an electric roller door, power connected and additional roller door out to the rear garden.

Local Authority: Rother District Council.

Council Tax Band E

Mains electricity and water. Mains 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

Guide Price £695,000 Freehold

West Side Point Hill, Rye, East Sussex, TN31 7NP



A refurbished and extended 4 bedroom semi-detached house situated on the edge of the Ancient Town of Rye

- Located in the sought after Point Hill area of Rye
- Semi-detached 4 bedroom house
- 3 bathrooms
- Garage
- Garden
- Double glazing and gas heating
- Close to local amenities including mainline station
- Off road parking for 2/3 vehicles



Directions: Up the hill take the Point Hill turn on your right, immediately on your right.

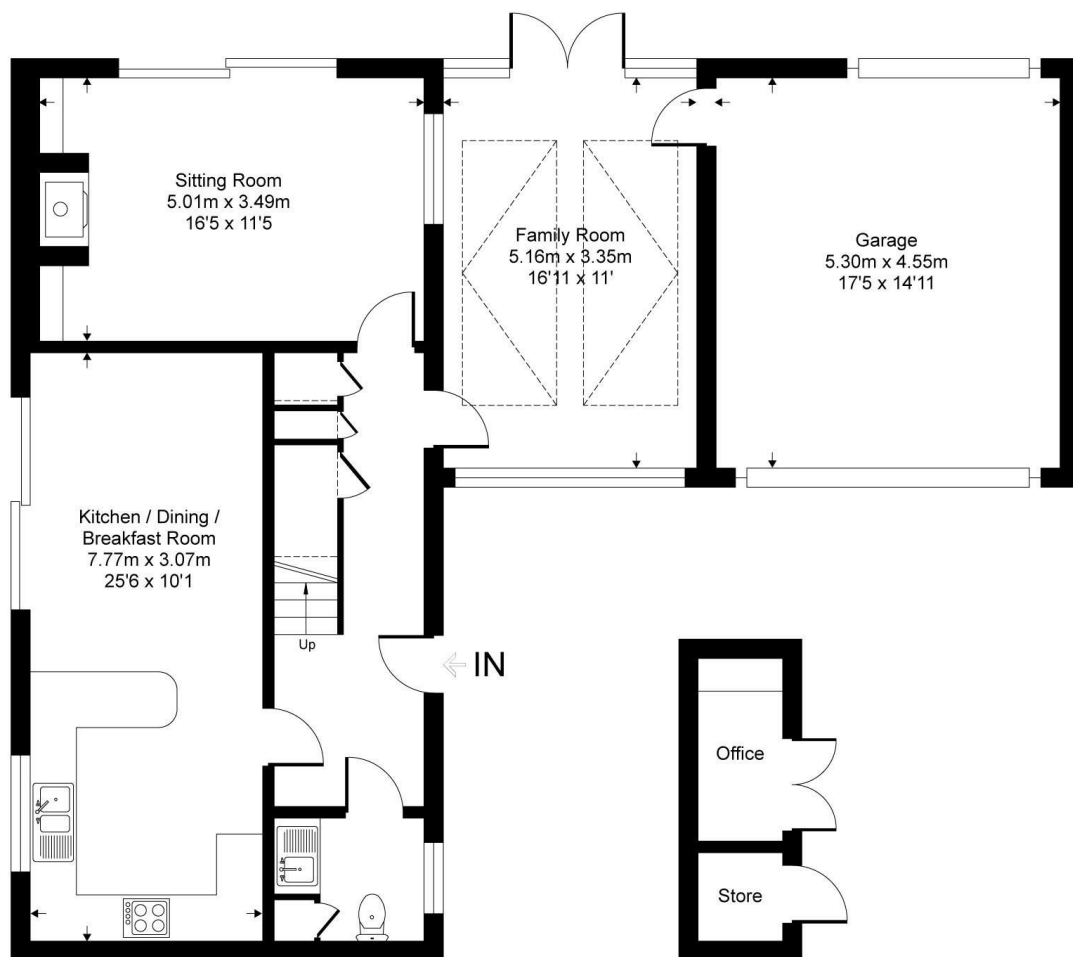
EPC: C

Local Authority: Rother District Council

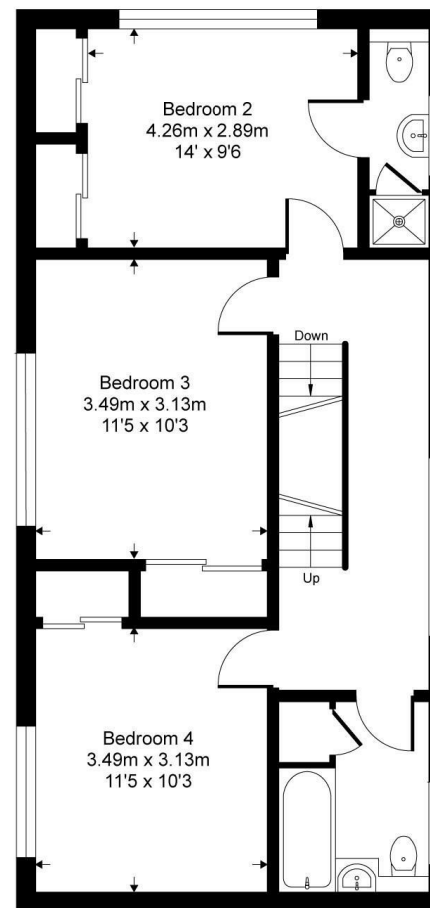
Council Tax Band: E

West Side

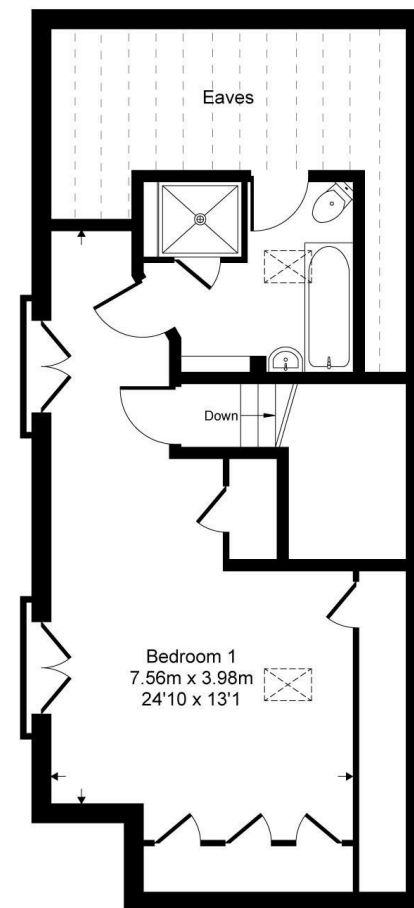
Approximate Gross Internal Area = 195.8 sq m / 2107 sq ft
 Approximate Garage Internal Area = 24.2 sq m / 260 sq ft
 Approximate Outbuilding Internal Area = 4.1 sq m / 44 sq ft
 Approximate Total Internal Area = 224.1 sq m / 2411 sq ft



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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