

PHILLIPS & STUBBS



coastal +
COUNTRY



Entrance hall, Living room, Dining room, Study, Kitchen/breakfast room, Cloakroom, Annex type accommodation comprising sitting room, double bedroom, kitchenette and shower room, Spacious Landing, Principal suite comprising bedroom, walk-in dressing area and bath/shower room, Three further first floor double bedrooms, Family bathroom, EPC rating C, Double glazing, Gas central heating, Garage, Off road parking for several vehicles, Large rear garden

The property is located away from the main road in a quiet residential crescent on the outskirts of the town and occupies an elevated position on the old escarpment with far reaching views to the rear across the Rye Harbour Nature Reserve towards the Ancient Town of Rye and to Camber Castle and the sea. Rye is 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; Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne and to Ashford International with high-speed connections to St. Pancras, London (37 minutes). Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and with many fine countryside and coastal walks.

A substantial detached modern family house of brick external elevations, set with double glazed windows, beneath a pitched tiled roof. The property has been extended to provide purpose-built annex type accommodation.

A front door opens into a hall with oak flooring, a door to a study/home office overlooking the garden and a turned staircase to the first floor. To one side is a well-proportioned, triple aspect sitting room with oak flooring, a fireplace with an oak surround and a window to the rear taking advantage of the views to Rye Citadel and Camber Castle. The generous dining room, which overlooks the front and rear of the property, has glazed double doors leading to the kitchen/breakfast room with windows affording fabulous views, a tiled floor and a part glazed stable door out to the rear terrace and garden. The kitchen is fitted with an extensive range of cabinets comprising cupboards and drawers with stainless steel handles beneath granite effect preparation surfaces, together with matching wall cupboards and island unit with breakfast bar, an integrated dish washer, sink with mixer tap, space for an American fridge freezer, an inset 5 burner gas hob with a filter hood above and a built-in oven. Adjoining is an inner lobby with doors to the garage, a utility cupboard with space and plumbing for a washing machine and tumble dryer and a cloakroom with contemporary fittings.

The ancillary accommodation has a side entrance door opening to a hall. The double aspect living room enjoys distant views to the sea and has French doors opening to the garden. The well-fitted kitchenette has fitted cabinets to three walls beneath granite effect preparation surfaces with an inset electric hob, built in oven, microwave, stainless steel sink, an integrated fridge freezer and plumbing for a washing machine. In addition, there is a double bedroom with built in wardrobe cupboards and a shower room with modern fittings.

On the first floor, there is a spacious landing with a hatch to the roof space. Bedroom 1 has large windows to take full advantage of the views, a walk-in dressing area and an en suite bath/shower room with a shower enclosure, close coupled wc, pedestal wash basin and a panelled bath. There are three further double bedrooms on this floor, and a family bath/shower room, which has a close coupled wc, wash basin and a panelled bath with a wall mounted shower and screen.

OUTSIDE

The property is approached over an access road serving two properties leading to a 5 bar gate which opens into a private drive with parking for several vehicles and access to an attached single garage with an up and over door. The fence enclosed rear garden is of a good size being laid to lawn with a wide flagstone paved terrace immediately adjacent to the house. From the garden there are widespread views to Rye citadel, Camber castle and the sea in the distance.

FURTHER INFORMATION

Local Authority: Rother District Council. Council Tax Band D

Mains electricity, gas, drainage and water.

Predicted mobile phone coverage: 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £875,000 Freehold

8b Cadborough Cliff, Rye, East Sussex, TN31 7EB



A substantial, well-presented modern detached family house, together with ground floor annex type accommodation, occupying an elevated position with commanding, widespread views to the Ancient Towns of Rye and to the sea in the far distance beyond Camber Castle.

- Living room
- Dining room
- Study
- Kitchen/breakfast room
- Annex type accommodation comprising bedroom, walk-in dressing area and bath/shower room
- Three further first floor double bedrooms
- Garage and off road parking for several vehicles
- Large rear garden

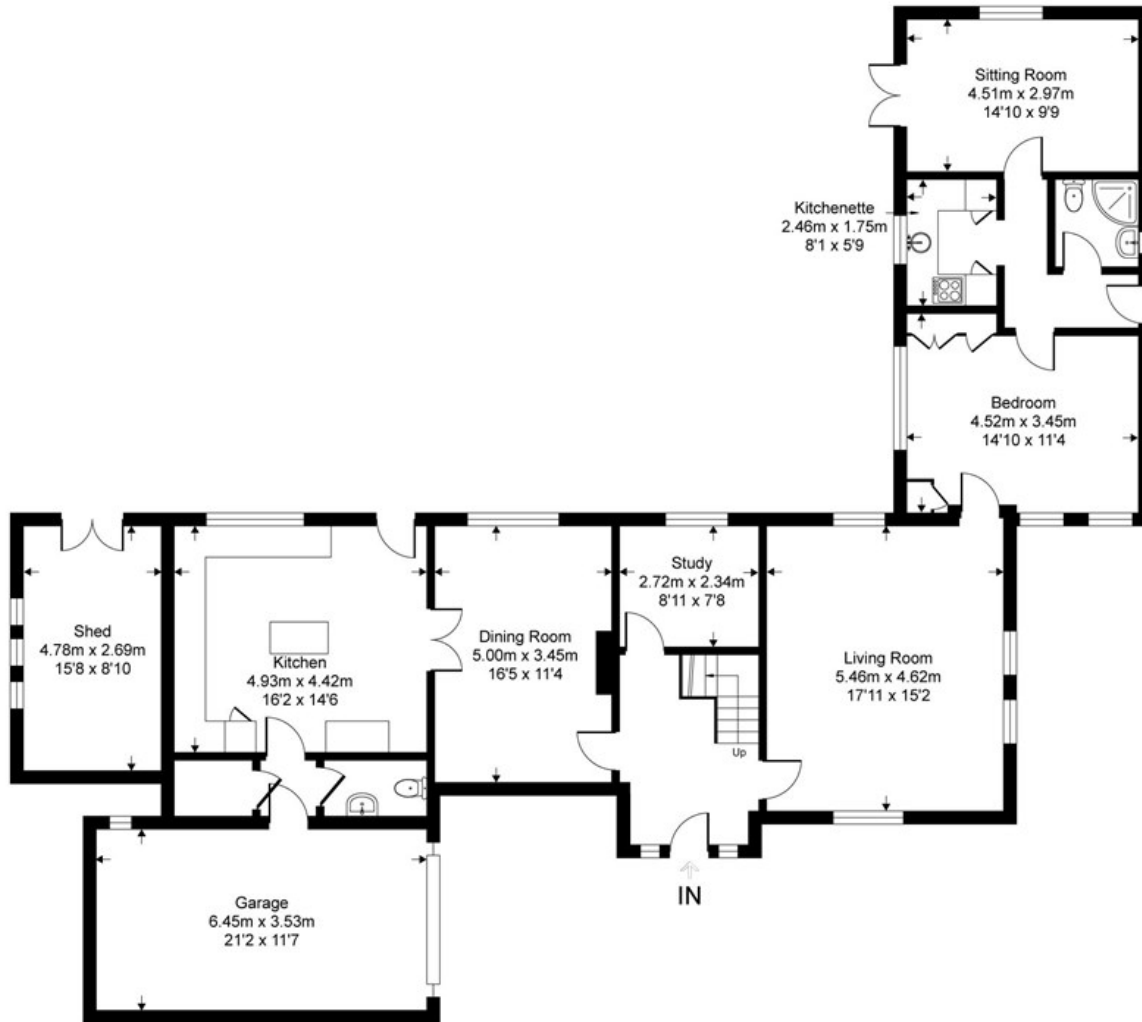


Directions: From Rye, proceed west along Udimore Road heading towards Broad Oak and Battle. As the road starts to climb, continue for about a third of a mile up the hill and take the first turning left into Cadborough Cliff. Follow the road and as it bears to the right, turn left on the corner and the property will then be seen at the end of the shared road.

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

Cadborough Cliff

Approximate Gross Internal Area = 214.2 sq m / 2306 sq ft
Approximate Garage Internal Area = 22.8 sq m / 246 sq ft
Approximate Outbuilding Internal Area = 12.8 sq m / 138 sq ft
Approximate Total Internal Area = 249.8 sq m / 2690 sq ft



Ground Floor



First 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.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk