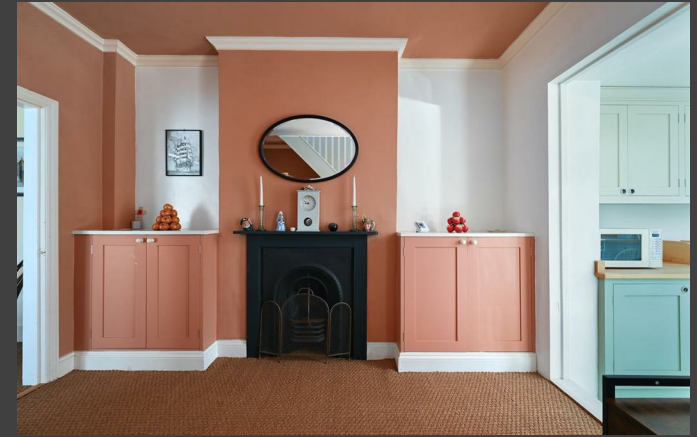


PHILLIPS & STUBBS



coastal +
COUNTRY



The property is found in the fishing village of Rye Harbour. Within the village itself there is a local shop, café and two public houses. Nearby is The Point consisting of a row of picturesque cottages and The William The Conqueror pub where the lower reaches of the River Brede and estuary can be seen. Rye Harbour originates from the early 19th century and was built by the excise men and harbour master at Rye to carry out their duties, with the fishermen to land their catches. The village also has a long established lifeboat station, there is also a Martello Tower built on the beachline at the time which formed part of the coastal defences during the Napoleonic wars. The Rye Harbour Nature Reserve with its Discovery Centre lies in a triangle of land extending south from Rye past Rye Harbour to the sea and westwards towards Winchelsea Beach and northwards along the River Brede. Renowned for its fauna and flora and as a haven for shore birds, a large part of the nature reserve is a "Site of Special Scientific Interest" (SSSI) - visit www.wildrye.info or www.rxwildlife.org for more information.

Accommodation comprises living room with double doors to side and working open fireplace. Open doorway through to the dining room.

Dining room with stairs rising to the first floor, cast iron fireplace and window to side. Two open doorways through to the kitchen/breakfast room.

Kitchen/breakfast room fitted with a range of base and wall mounted bespoke hand made units incorporating a one and a half bowl sink unit, integrated fridge, freezer, washing machine, tumble dryer and dishwasher, part vaulted ceiling with two velux windows, tiled flooring, wooden worksurfaces, Cuisine Master Range Cooker with 3 ovens, five ring electric hob and extractor fan over, glazed double doors out onto rear garden and decking.

Cloak/utility room with tiled flooring, low level w.c, wash hand basin, window to rear, oil fired boiler.

First floor landing with painted wooden staircase and painted floorboards.

Bedroom 1 having a window to the front.

Bathroom of good size comprising panelled bath with shower unit, window to rear, low level w.c, pedestal wash hand basin, tiling to splash backs, tongue and groove and panelling.

Second floor painted floorboards throughout and window to front.

Bedroom 2 with built in shelving, two velux windows to front and painted brick chimney breast.

Bedroom 3 with built in shelving, window to rear. Painted brick chimney breast.

Outside: There is a wooden gate to the side providing access to the rear garden and wall enclosed side garden. The rear has been decked for ease of maintenance and there are steps down to a garden studio/home office with light and power connected. The property is considered to be ideal for a second home/holiday let investment and our lettings department at Phillips & Stubbs suggest on an Assured Periodic Tenancy around £1450 per calendar month could be achievable.

Other information

Local Authority: Rother District Council

Services: Mains electricity, water and drainage.

Predicted mobile phone coverage: EE, O2, Vodafone & 3

Broadband speed: Ultrafast 1800Mbps . Source Ofcom

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

Guide Price £329,950 Freehold

1 Rye View, Rye Harbour Road, Rye, East Sussex, TN31 7TQ



An end of terrace three bedroom Victorian cottage situated in the coastal hamlet of Rye Harbour.

- Living room with open fire • Dining room • Kitchen • Cloak/utility room • First floor bedroom and bathroom • Second floor 2 bedrooms • Garden studio/home office to the rear (light and power connected) • Part wall enclosed garden with decking • Oil heating



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

Rye View

Approximate Gross Internal Area = 100.1 sq m / 1078 sq ft
Approximate Outbuilding Internal Area = 9.4 sq m / 102 sq ft
Approximate Total Internal Area = 109.5 sq m / 1180 sq ft



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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