

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies a favoured address within 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; Rye Festival is held annually. Rye has both primary and secondary schools (Rye College). From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras (37 minutes). Sporting facilities in the area include the nearby leisure center with a 25m pool, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15 mile radius including Rye Golf Club, located at Camber. Rye Harbour Nature Reserve is about 2.5 miles and Camber Sands is a short drive offering 7 miles of sandy beaches and dunes.

Forming a substantial semi-detached Victorian house presenting brick and rendered elevations set with sash windows beneath a pitched slate roof. The windows to the front elevation are fitted with wooden plantation shutters.

#### Ground Floor

The accommodation comprises front door into the entrance hall with stairs to first floor, decorative tiled flooring. Cloakroom comprising wash hand basin, w.c. Living room with bay window to front, fireplace fitted with wood burning stove, picture rail, cornicing and herringbone wood flooring. Dining room open fireplace with decorative cast iron surround, built in shelving, picture rail, herringbone wood flooring, door through to conservatory/utility room. Kitchen/breakfast room fitted with a bespoke range of units having wooden worksurfaces with cupboards and drawers under, Belfast sink with cupboards under, space for dishwasher and fridge/freezer. Integrated two ovens and grill, 5 ring electric induction hob with extractor fan, two windows to side, two Velux windows over the

breakfast area with double doors out onto the rear garden. Walk in shelved pantry. Conservatory/utility room having space and plumbing for washing machine and tumble drier, door to outside, tiled floor, built in storage cupboards.

#### First Floor

First floor landing doors off to bedrooms 1, 2 and family bathroom, stairs to second floor, hatch and ladder to loft space. Bedroom 1 with bay window to front with distant views of St. Mary's Church, two built in double wardrobes. Bedroom 2 window overlooking the rear garden, two built in double wardrobes. En suite shower room. Family bathroom with bath, double basin and separate walk in shower.

#### Second floor

Landing with built in cupboards, doors leading to bedroom 3 and 4. Family shower room tiled shower cubicle, wash hand basin, w.c, Velux to front, heated towel rail, tiled floor.

#### Outside

To the front there is brick driveway providing off road parking. Decorative tiled path leading to the front door. Side gate leads through to the rear garden which has been extensively landscaped and designed to provide privacy and colour throughout the season. Timber workshop/garden store with power connected. The rear being hedge and fence enclosed.

#### Other information

Local Authority – Rother District Council. Council Tax Band E  
Mains electricity, gas and water. Mains drainage.  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Superfast 80Mbps available. Source Ofcom  
River and Sea Flood risk summary: Low risk. Source GOV.UK

Guide Price £895,000 Freehold

2 The Grove, Rye, TN31 7ND



A substantial four bedroom, three bathroom semi-detached house with off road parking and large landscaped rear garden occupying a favored location within close proximity of the Town's amenities.


- Central Rye location
- Off road parking
- Large rear garden with workshop
- 4 bedrooms
- 3 bathrooms
- kitchen / breakfast room and utility
- Dining room
- Living room
- Offered chain free



EPC: E

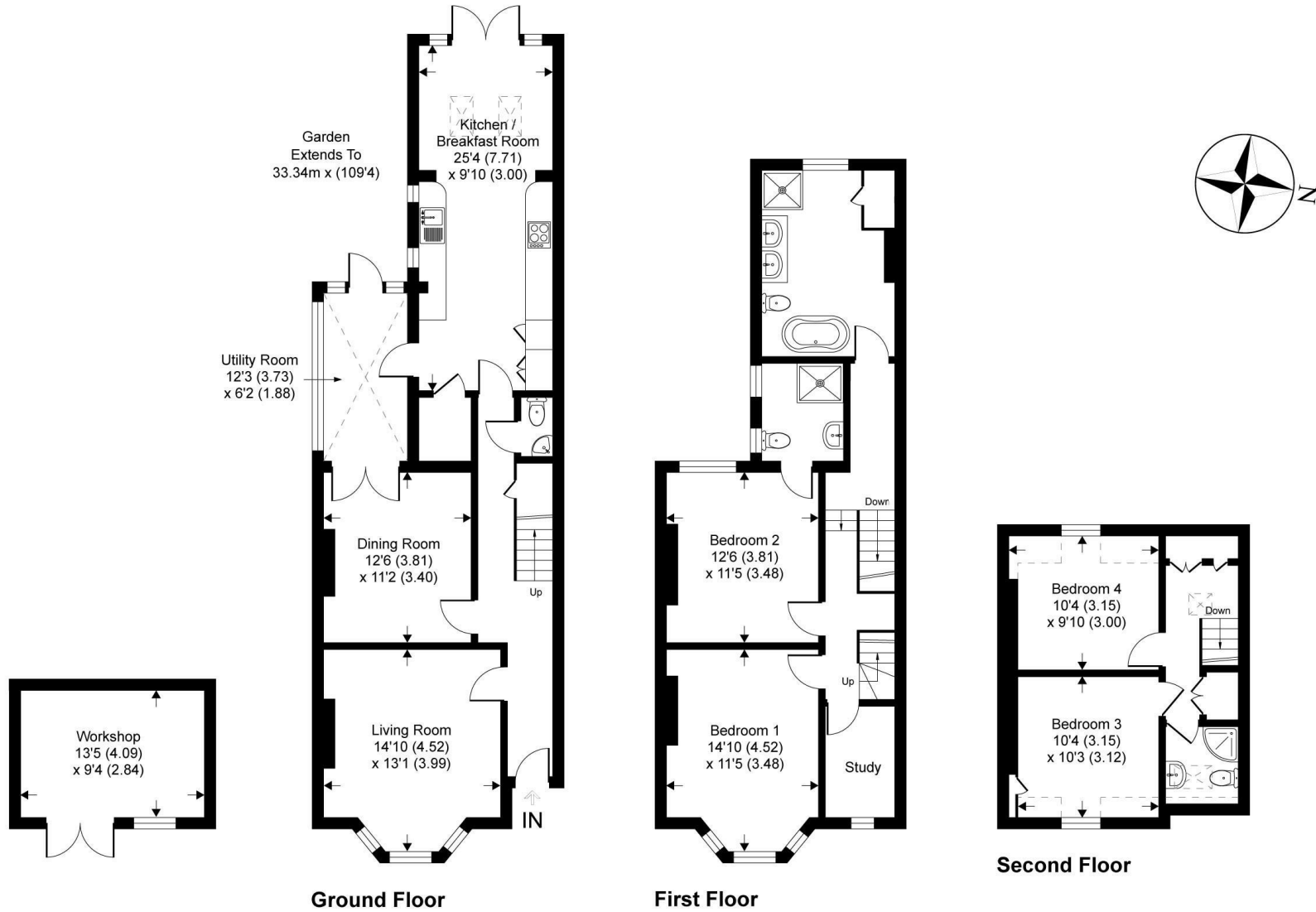
Local Authority: Rother District Council

Council Tax Band: E

 = Reduced headroom

# The Grove

Approximate Gross Internal Area = 168 sq m / 1809 sq ft  
Approximate Outbuilding Internal Area = 15.6 sq m / 168 sq ft  
Approximate Total Internal Area = 183.6 sq m / 1977 sq ft  
(excludes restricted head height)



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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