

PHILLIPS & STUBBS



coastal +
COUNTRY



Occupying an elevated position away from the main road and within one mile 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.

Forming a detached house in a sought after location presenting brick and colour washed elevations beneath a pitched tiled roof and retains internal features such as original picture rails and painted floorboards.

The well presented accommodation comprises front door into the **entrance hall** with stairs rising to the first floor, window to side, painted floorboards.

Living room bay window to the front, wood burning stove, painted floorboards.

Main open plan kitchen/dining/family room having oak flooring, fireplace fitted with a gas fire, dining area with banquette seating, built in shelving, bay with door out to the conservatory. Kitchen is fitted with a range of base and wall mounted units, space and plumbing for a dishwasher, American style fridge and space for a Rangemaster style gas cooker, extractor fan. Walk in pantry, additional larder cupboard.

Door to **rear lobby** with built in cupboards, sink unit, tiled flooring, skylight, door to garden. **Utility/cloakroom** comprising w.c, wash hand basin, space and plumbing for washing machine, built in cupboards. Door to store.

Conservatory being double glazed with doors out to the garden enjoying far reaching views.

First floor landing with built in airing cupboard, hatch to loft.

Bedroom 1 fitted range of wardrobe cupboards, bay window to the front, door to walk in dressing room with further built in cupboards. **En suite shower room** comprising walk in shower, w.c, wash hand basin, built in cupboard and shelving. Window to rear with views.

Bedroom 2 built in cupboards, bay window to the rear with far reaching views.

Bedroom 3 window to rear with views.

Family bathroom comprising panelled bath with shower over, w.c, wash hand basin on stand, window to side.

Outside: To the front there is off road parking and garden with side access to the main rear garden which is laid to lawn with a side area of decking. The rear backing onto farmland with far reaching and widespread views over the marsh with the sea in the distance.

Rother District Council - Council Tax Band F

Price guide: £695,000 freehold

14 Cadborough Cliff, Rye, East Sussex TN31 7EB



Rarely available - A detached three bedroom house occupying an elevated position set back off the road on the edge of the Town commanding widespread far reaching views with the sea and Camber Castle in the distance.

- Entrance hall • Living room • Open plan kitchen/dining/family room • Rear lobby • Cloaks/utility room
- Conservatory • First floor landing • Bedroom 1 with walk in dressing area and en suite shower room
- 2 further bedrooms • Family bathroom • Gas heating • Double glazing • Off road parking • Garden to rear
- EPC rating D



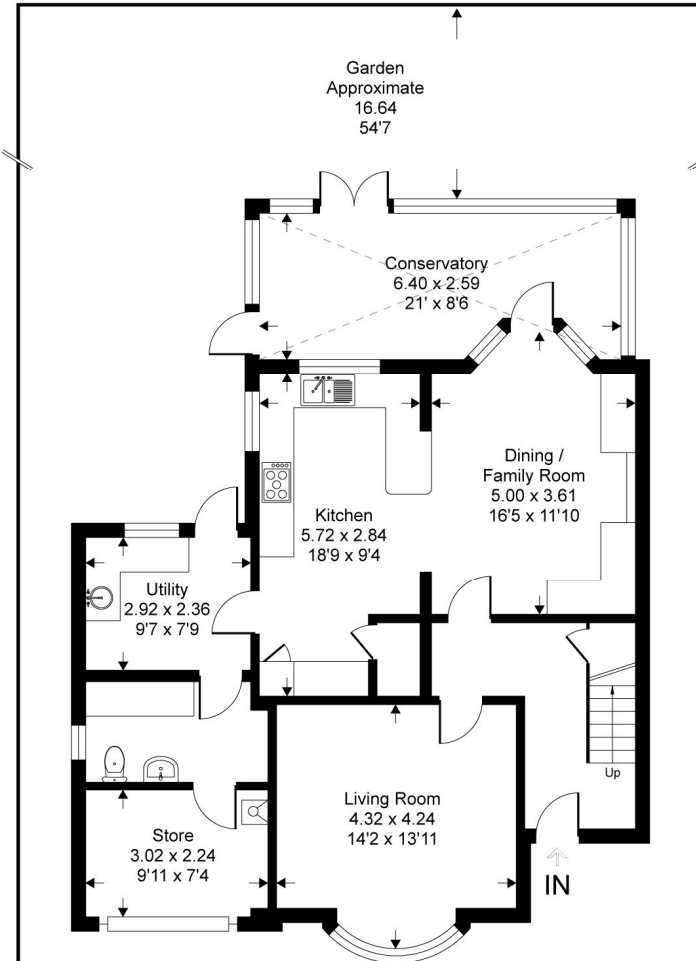
Directions: From Rye proceed up Udimore Road, towards the top of the hill take the first turning left into Cadborough Cliff and follow the road around to the right where the property will be seen on the left hand side.

Cadborough Cliff

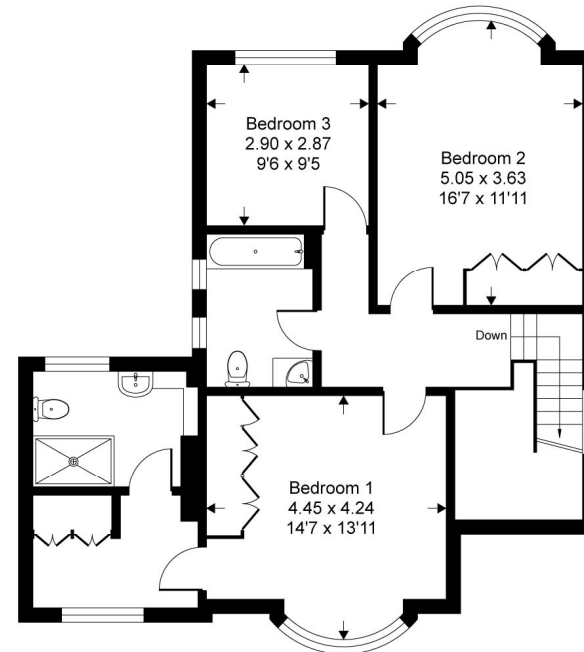
Approximate Gross Internal Area = 167 sq m / 1800 sq ft

Approximate Store Internal Area = 7 sq m / 78 sq ft

Approximate Total Internal Area = 174 sq m / 1878 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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