

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated in the fishing and yachting village of Rye Harbour, set back from the harbour "front" which consists of a row of picturesque cottages and the William The Conqueror pub. Rye Harbour, built for the Excise men and harbour master at Rye to carry out their duties and for the fishermen to land their catches, has buildings which reflect the village's association with the sea, such as the Watch House, the long established Lifeboat Station and Martello Tower, built on the beach line of the time, which formed part of the coastline defences during the Napoleonic Wars. The Nature Reserve lies within a triangle of land extending south from Rye past Rye Harbour to the sea, westward to Winchelsea Beach and northwards along the River Brede. The sea is about half a mile away, approached by a gated road which prevents access by cars. Extensive shingle, grazing land and marsh provide open country walking to Winchelsea and Camber Sands. Local shopping facilities include general stores, café, tea room and two public houses. At the village itself there are yacht moorings; a small fishing fleet and some commercial shipping. One and a half miles inland is the Ancient Town and Cinque Port of Rye with period citadel, medieval fortifications and period architecture. Local train services from Rye to Eastbourne and to Ashford with high speed connections for London St Pancras (37 minutes).

Forming a mid terraced cottage presenting colour washed elevations beneath a pitched slate roof. The property would make an ideal buy to let or holiday let. Phillips and Stubbs Letting Department suggest £850 per calendar month on an Assured Shorthold Tenancy basis.

Front door into the **living room** having a fireplace fitted with a wood burning stove, exposed floorboards, window to front, night storage heater.

**Kitchen/breakfast room** fitted with a range of base and wall mounted units incorporating a 4 ring electric hob with oven under, space for washing machine, tumble dryer and fridge, tiled floor. Window to rear and door out to the rear garden.

**First floor landing** with doors to both bedrooms and shower room.

**Bedroom 1** built in cupboards, window to front and night storage heater.

**Bedroom 2** window to rear and night storage heater.

**Shower room** comprising shower cubicle, w.c, wash hand basin, window to rear, night storage heater.

**Outside:** The rear garden has a small area of paved terrace and large shingle area for ease of maintenance, the garden being fence enclosed.

**Directions:** Leaving Rye in an easterly direction on the A259, after a short distance turn left sign posted to Rye Harbour and continue down Rye Harbour Road, upon entering the village the cottage will be seen within a short distance on your left.

Local Authority: Rother District Council – Tax Band B

Price guide: £259,950 freehold

2 Paines Cottages, Rye Harbour Road, Rye Harbour, East Sussex, TN31 7TP

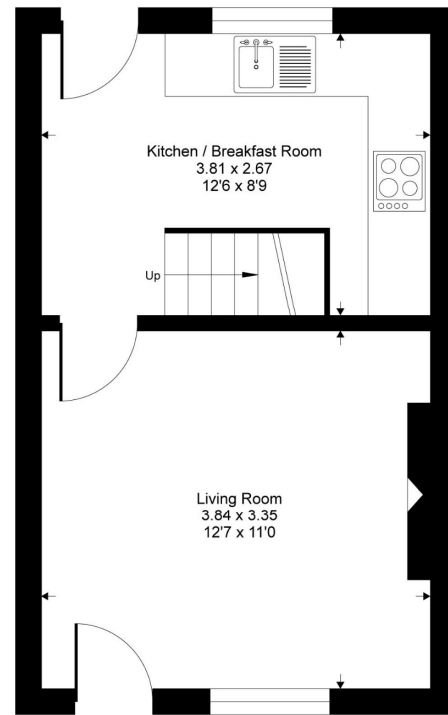


A two bedroom mid terraced cottage situated within the village of Rye Harbour close to the Rye Harbour Nature Reserve where there are numerous walks along the coast towards Pett Level.

- Living room • Kitchen/breakfast room • First floor landing • 2 bedrooms • Shower room
- Double glazing • Electric heating • Garden to rear • EPC rating C

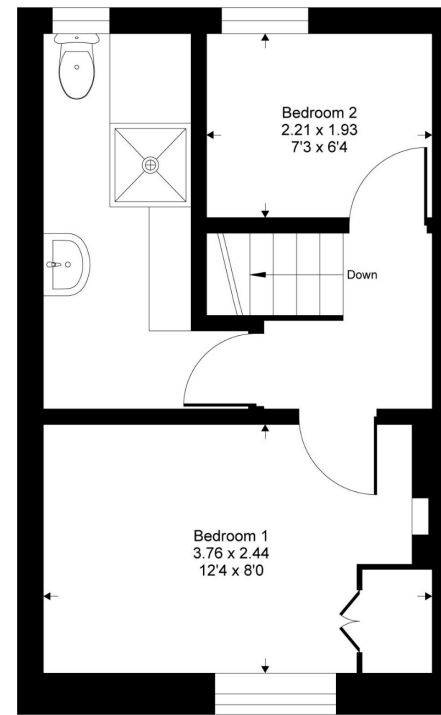
## Harbour Road

Approximate Gross Internal Area = 49 sq m / 526 sq ft



IN

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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