

PHILLIPS & STUBBS



coastal +
COUNTRY



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 Towns of Rye and Winchelsea 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 post-war family house of brick external elevations, set with replacement double glazed windows, beneath a pitched tiled roof. The property has been extended and totally refurbished in recent years and now provides light-filled, stylish, contemporary living accommodation over three levels, as shown on the floor plan.

A front door opens into an entrance vestibule with a tiled floor and an inner door leading to a hall with a turned oak staircase to a galleried landing and a cloak/shower room off with modern fittings. To the front of the house is a well-proportioned dining room with a working marble surround fireplace. To the rear of the property is a generous sitting room with a large picture window taking advantage of the views and having glazed double doors opening onto the rear terrace and garden. Adjoining is a generous study, which overlooks the garden and distant views beyond.

Very much a particular feature of the property is the double aspect open plan kitchen/breakfast room, sitting room with large windows affording fabulous views. Glazed double doors with a sun awning over open out to the rear terrace and garden.

To one end is a fireplace with a wood burning stove whilst the kitchen area is fitted with an extensive range of sleek, gloss lacquered cabinets comprising cupboards and drawers with thin stainless steel handles beneath quartz work surfaces. The kitchen affords an integrated dish washer, sink with mixer tap, space for a fridge freezer and has a cast iron gas Esse four oven range cooker with an electric hob and oven module attached. Adjoining is a utility room with an L-shaped work surface, stainless steel sink, base cupboards and drawers, wall cupboards, plumbing for a washing machine, space for a fridge freezer, a connecting door to the garage and a door to outside.

On the first floor, there is a spacious landing with a turned oak staircase to the second floor. Bedroom 1 has large windows to take full advantage of the views and sliding doors to a sun/roof terrace with a stainless steel and wire rope balustrade, an en suite dressing room and an en suite shower room with a walk-in rain shower, close coupled wc and wash basin with a vanity unit. There are two further double bedrooms on this floor, both of which enjoy far reaching views. The family bath/shower room has a shower, close coupled wc, wash basin and panelled bath.

On the second floor, there is a suite of rooms comprising a landing/study, a double bedroom and a bath/shower room with contemporary fittings.

Outside: To the front of the property there are twin driveways providing off road parking and giving access to two garages with roller shutter doors, one of which has a workshop. The property is set back from the road and screened by a high laurel hedge. The garden has a large feature pond, gravel walkways and is planted with ornamental grasses, geraniums, alliums, roses, etc. Immediately to the rear of the house is a wide deck with a pergola which leads out to a lawn with paved pathways, raised beds planted with hollyhocks, lavender, agapanthus, hellebores and roses, fruit trees and a paved terrace at the far end with a pergola. In addition, there is a vegetable garden, greenhouse and summerhouse, both with power, rain water storage tanks and a garden shed.

Guide price: £1,100,000 Freehold

18 Cadborough Cliff, Rye, East Sussex TN31 7EB



A substantial well-appointed modern detached family house, affording stylish, contemporary living space, occupying a double plot in an elevated position with commanding, widespread views to the twin Ancient Towns of Rye and Winchelsea and to the sea in the far distance beyond Camber Castle.

- Entrance vestibule • Hall • Sitting room • Dining room • Home office • Open plan kitchen/breakfast room, sitting room • Utility room
- Cloak/shower room • Spacious galleried landing • Principal suite comprising bedroom, sun terrace, dressing room and shower room
 - Two further first floor double bedrooms • Family bath/shower room
- Second floor suite comprising landing/study, double bedroom and bath/shower room • EPC rating C
 - Garaging • Off road parking • Front garden • Large rear garden



Services: Mains water, electricity, gas, and drainage. Gas central heating. Double glazed.

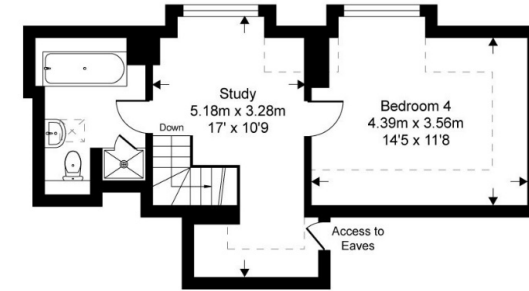
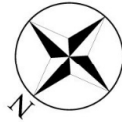
Local Authority: Rother District Council - Council Tax Band F

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 around to the right where the property will then be seen on the left hand side.

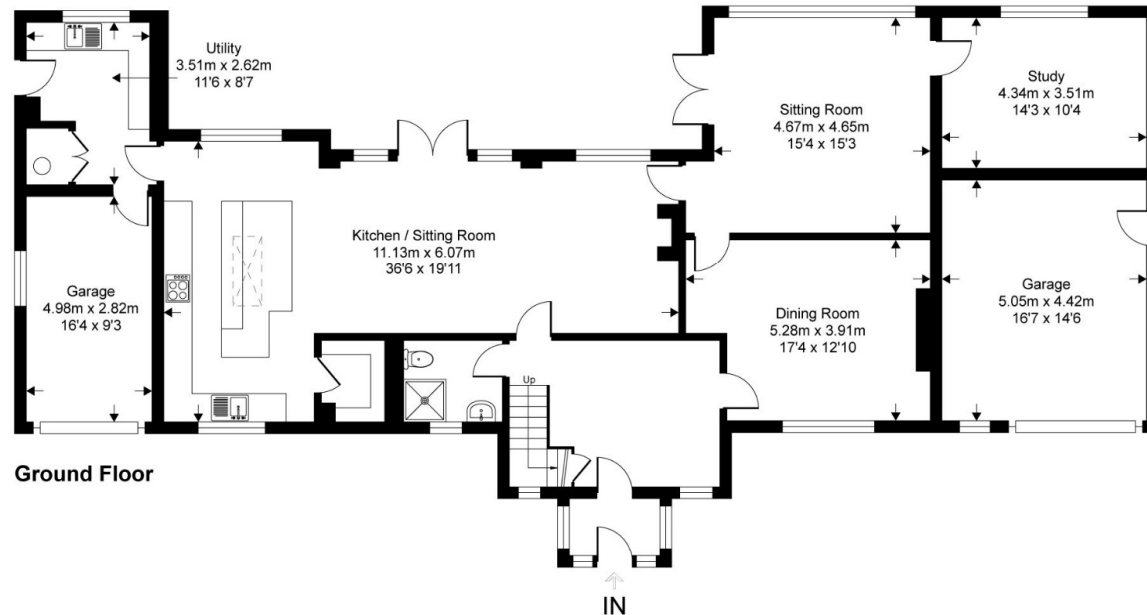


Cadborough Cliff

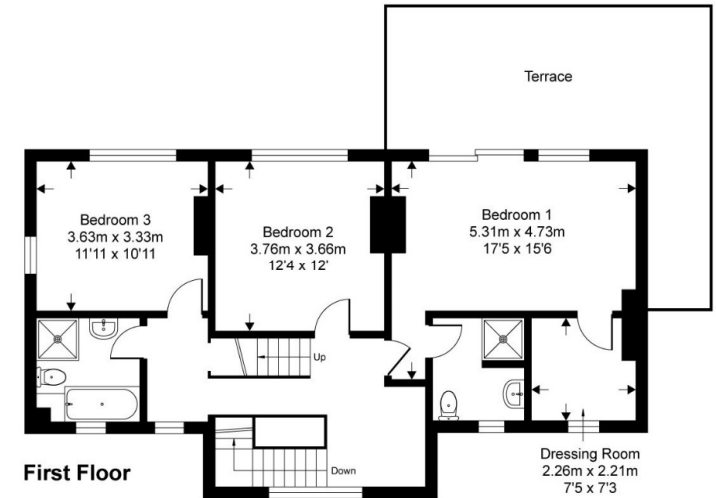
Approximate Gross Internal Area = 255 sq m / 2748 sq ft
Approximate Garages Internal Area = 36 sq m / 391 sq ft
Approximate Total Internal Area = 291 sq m / 3139 sq ft
(excludes restricted head height)



Second Floor



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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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk