

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a river front position (an unusual benefit enjoyed by just a handful of properties in Rye) on the River Rother which continues around Rye Town where it joins with the River Brede then flowing out to the Rye Harbour estuary into the English Channel. Situated on the edge of the Town yet conveniently within about half a 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. From the town there are local train services to Eastbourne and to Ashford with connections to the Continent. There is a high speed service between Ashford and London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye Golf Club (located in Camber), tennis at Rye Lawn Tennis Club (next door) with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

Forming an individual detached house dating from the 1970's now requiring a degree of modernisation. Presenting brick elevations with wooden weatherboard upper elevations beneath a pitched tiled roof.

The accommodation comprises front door into an **entrance lobby** with inner door to the **entrance hall**, stairs rising to the first floor. Built in cupboard. **Dining room** with sliding door out to the rear garden. Wide open archways leading through to the **kitchen** which is fitted with a range of pine fronted units. Windows to the rear and side and double doors out to the side garden. Separate **utility room** and adjoining **cloakroom**.

Studio having double doors out to the garden and en-suite shower room. **Bedroom 3** having a built in double cupboard and en-suite shower room. Bedroom 5 having a window to the front.

First floor landing with built in cupboards. **Open living room** having views across the river and door out to a large roof terrace which again overlooks the river and a further door out to a secondary roof terrace. **Bedroom 3** is double aspect, two built in double cupboards. En suite shower room. **Bedrooms 1 and 4** both have en suite shower rooms.

Outside: To the front of the property there is a driveway providing off road parking for two cars and access to a **detached double garage** with twin up and over doors, personal door to rear. Adjoining office to the rear accessed from the garden. There is a secondary driveway providing off road parking for an additional two cars.

The main rear and side gardens have a variety of shrub and flower beds with a paved terrace, grapevine clad pergola with lawn beyond. There is a raised area of decking leading onto a jetty. The rear enjoying river views, where a variety of wildlife can be seen and beyond over the marshland opposite.

Local Authority – Rother District Council
Council Tax Band - G

Price guide: £1,250,000 freehold

113 Military Road, Rye, East Sussex, TN31 7NY



A detached five bedroom house fronting the River Rother situated on the edge of the Ancient Town and Cinque Port of Rye with off road parking and the ability to walk into the Town which has access to a mainline station.

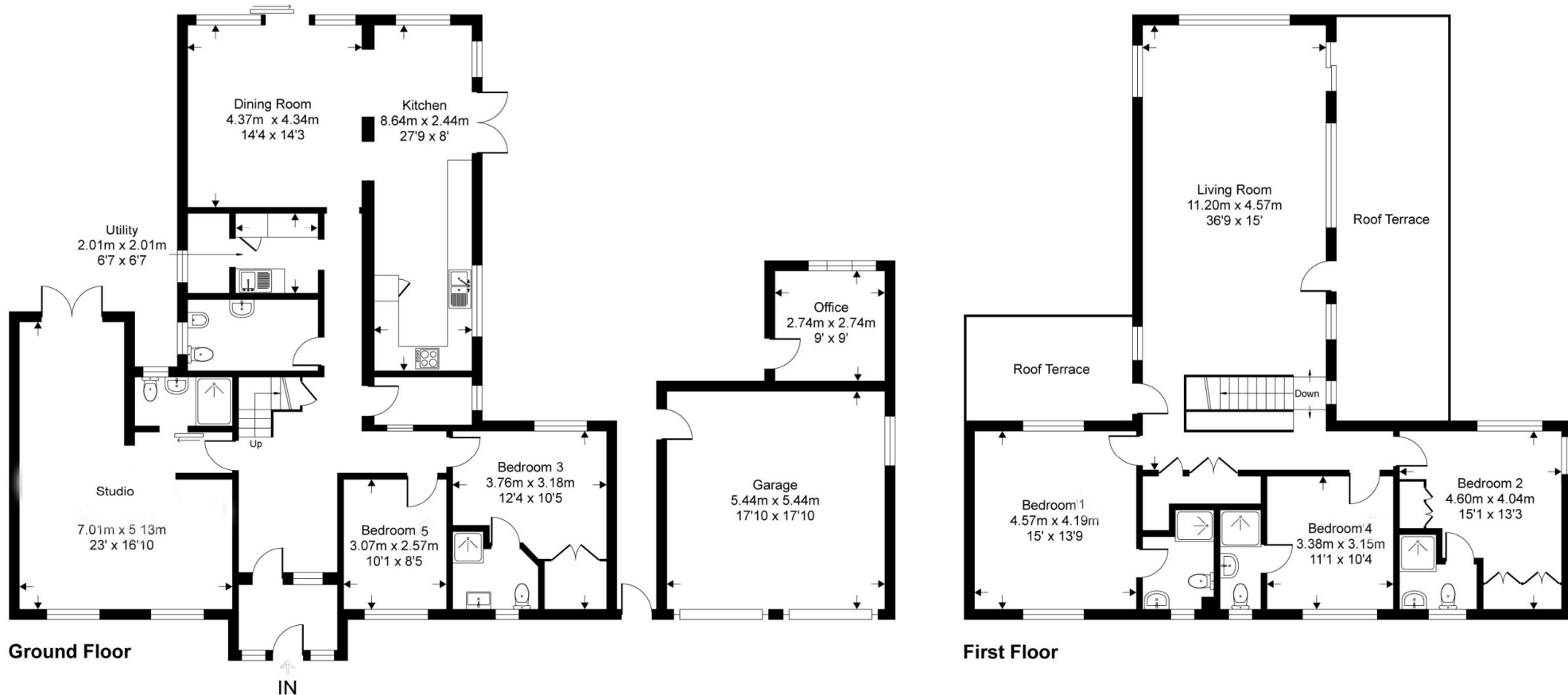
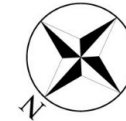
- Entrance lobby • Entrance hall • Dining room • Kitchen • Utility room • Cloakroom • Studio with en suite shower room
- Bedroom 3 with en suite shower room • Bedroom 5 • First floor living room opening onto two roof terraces
- Bedrooms 1,2 and 4 all have en suite shower rooms • EPC rating C • Detached double garage with office to rear
- Off road parking for 4 cars • Rear garden with river frontage



Directions: From Rye, take the A268 in a northerly direction out of the town and immediately after the hump back bridge, bear right into Military Road signposted to Appledore. The property will be found on the right hand side immediately before the Tennis Club.

Military Road

Approximate Gross Internal Area = 260 sq m / 2794 sq ft
Approximate Garage Internal Area = 30 sq m / 318 sq ft
Approximate Outbuilding Internal Area = 8 sq m / 81 sq ft
Approximate Total Internal Area = 298 sq m / 3193 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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