

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated in the fishing and yachting village of Rye Harbour only a short walk from the estuary of the river Rother. 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 (which can be seen from the property), built on the beachline of the time, which formed part of the coastline defences during the Napoleonic Wars. The Nature Reserve, with Discovery Centre, 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. Renowned for its fauna and flora and as a haven for shore birds, a large part of the nature reserve is a "Site of Special Scientific Interest" (SSSI). Local shopping facilities include village shop, cafe and public house, parish church, gallery and a community hall. The Ancient Town and Cinque Port of Rye is about 1.5 miles with period citadel, timbered houses, medieval fortifications and steep cobbled ways. Local train services from Rye to Eastbourne and to Ashford International from where there are high speed connections into London St Pancras in 37 minutes.

Forming a modern mid terraced house presenting brick and tile hung elevations beneath a pitched tiled roof.

The accommodation comprises front door into the **entrance hall** with stairs to the first floor. Oak flooring throughout the ground floor. **Living room** with a window to the front and wide opening to **dining room** having sliding door out to the garden.

Kitchen fitted with a range of base and wall mounted units incorporating a double sink unit, electric cooker point, space for fridge/freezer, window to rear. **Utility room** space and plumbing for washing machine, dishwasher and additional appliance space. Door to integral single garage. **Cloakroom** comprising w.c and wash hand basin.

First floor landing with stairs to the second floor, doors to bedrooms 2,3,4 and both family bathroom and shower room. Pine flooring throughout.

Bedrooms 2 and 3 both have windows to the rear with an outlook over the garden and beyond towards the Martello Tower and Nature Reserve.

Bedroom 4 having a window to the front. **Family bathroom** comprising panelled bath, w.c, bidet, wash hand basin and window to the front.

Family shower room comprising shower cubicle, w.c and wash hand basin.

Second floor with open **study/storage** space. **Bedroom 1** with window to the rear and widespread views towards Rye golf course (the Camber side of the estuary), Nature Reserve and sea in the distance.

Outside: To the front there is a shingle parking area for two cars and access to the integral single garage. There is an additional parking space opposite. The rear garden extends to approximately 78' with an area of decking with shingle beyond, the remainder is lawned and left natural.

Local Authority – Rother District Council. Council Tax Band D

Price guide: £475,000 freehold

2 Martello Place, Tram Road, Rye Harbour, East Sussex TN31 7QZ



A mid terraced four bedroom coastal house with a garden to the rear and parking, situated off a no through road within walking distance of the estuary, Nature Reserve and beach.

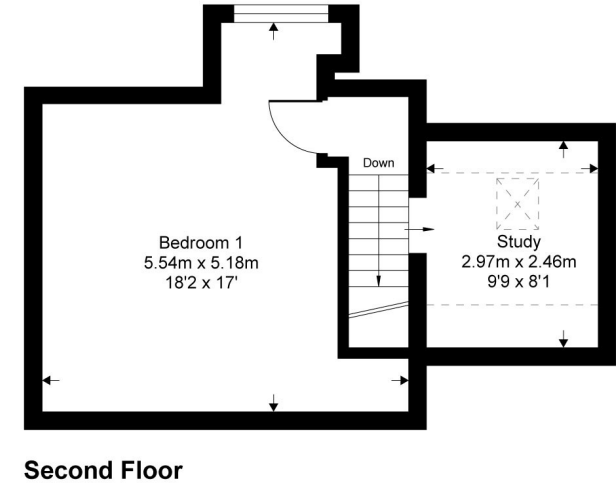
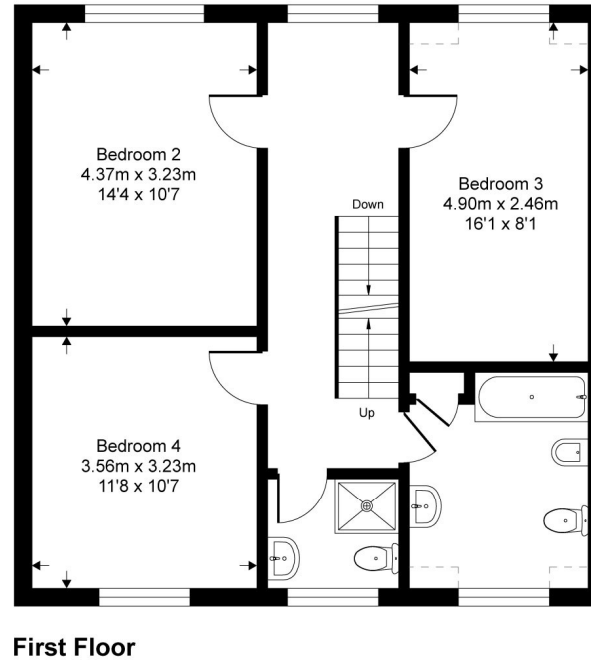
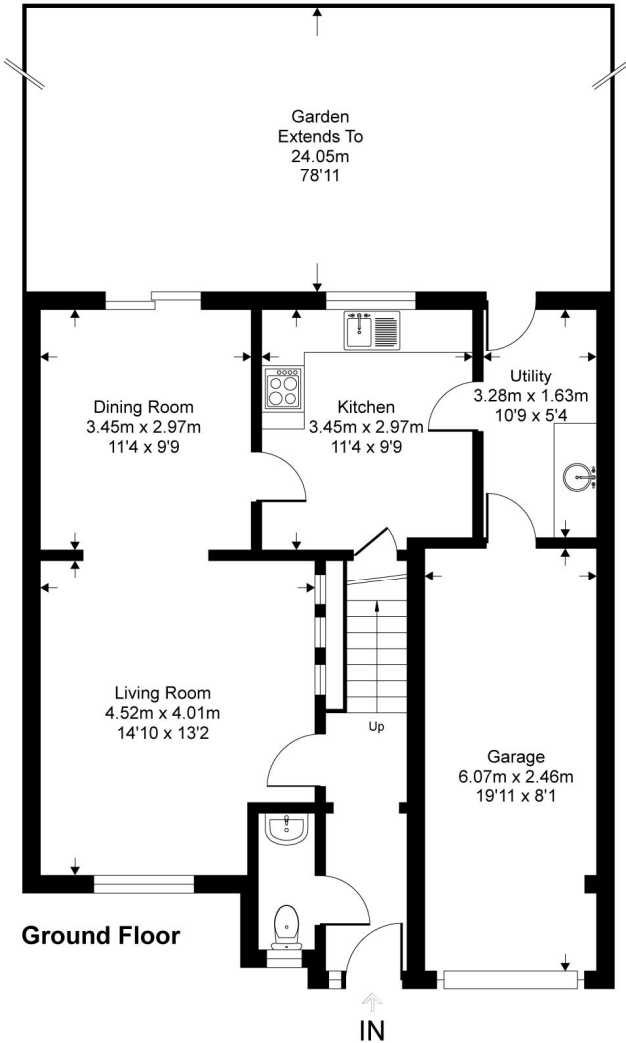
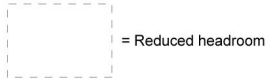
- Entrance hall • Living room • Dining room • Kitchen/dining room • Utility room • Cloakroom
- First floor landing • 3 bedrooms • Family bathroom • Family shower room
- Second floor landing bedroom 1 • Open study • Integral single garage • Double glazing
- Two off road parking spaces plus additional space opposite • 78' rear garden • EPC rating D • Oil heating



Directions: From Rye, take the A259 in a westerly direction and turn left into Harbour Road, sign posted Rye Harbour. Continue into the village and turn right, opposite the village shop, into Tram Road (partly unmade). Proceed almost to the end and turn left where you will see Martello Place in front of you.

Martello Place

Approximate Gross Internal Area = 149 sq m / 1600 sq ft
 Approximate Garage Internal Area = 15 sq m / 161 sq ft
 Approximate Total Internal Area = 164 sq m / 1761 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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