

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies an elevated position set back from a no-through road about 500 yards from the centre 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 high speed services to London St Pancras (37 minutes), from where there are connections to the Continent via Eurostar. 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.

A well presented modern detached family house of brick facing cavity walls set with replacement double glazed windows beneath a pitched tiled roof. The spacious, versatile accommodation is arranged over two levels, as shown on the floor plan.

A part glazed front door opens into a ground floor entrance hall with stairs rising to the upper floor and a door to the spacious, dual aspect, open plan sitting room and dining room with French doors to the rear garden and a full height glazed sliding door with a matching side panel opening to a front sun terrace.

The double aspect kitchen, which overlooks the rear garden and has a glazed door to outside, is fitted with an extensive range of modern cabinets comprising base cupboards to three walls beneath granite work surfaces with an inset sink and mixer tap, a built-in oven with hob and filter hood above, a built in fridge freezer and an integrated dishwasher.

Also on the ground floor is a utility room with space and plumbing for a washing machine and tumble dryer and a cloakroom with a close coupled wc and a wall mounted wash basin with vanity cupboard.

On the first floor, there is a spacious landing with access to the roof space and a built in airing cupboard. Bedroom 1, which enjoys widespread views over the townscape of Rye, has fitted wardrobe cupboards to one wall, a wash basin and a shower enclosure. There are three further double bedrooms, one of which has distant views to the front and the other two overlooking the rear garden. The family bath/ shower room has contemporary fittings comprising a panelled bath, shower enclosure, a pedestal wash basin and a close coupled wc.

Outside: There is a driveway providing off road parking for two vehicles and steps leading up through an area of established garden set down to lawn with shrub borders to a large flagstone paved, south facing terrace adjacent to the main reception room with contemporary slatted fence panels. To one side, adjacent to the kitchen, is a further terrace with a garden shed. To the rear is a tiered garden with steps leading up three levels to an elevated section with mature oaks, Maple, Silver Birch, Magnolia and Spruce trees. From the upper section of the rear garden there are widespread, far-reaching views across the silhouette of Rye, including the Church and the Landgate.

Local Authority: Rother District Council. Council Tax Band F
Mains electricity, gas, drainage and water.

Predicted mobile phone coverage: EE, Vodafone, Three and O2

Broadband speed: Superfast 40Mbps. Source Ofcom

Ultrafast 100Mbps available

Flood risk summary: Very low risk. Source GOV.UK

Guide price: £695,000 Freehold

9 Love Lane, Rye, East Sussex TN31 7NE



A well presented modern detached family house, affording light, spacious and versatile accommodation, occupying an elevated position close to amenities with far reaching southerly townscape views to the front to St Mary's Church and Rye Citadel.

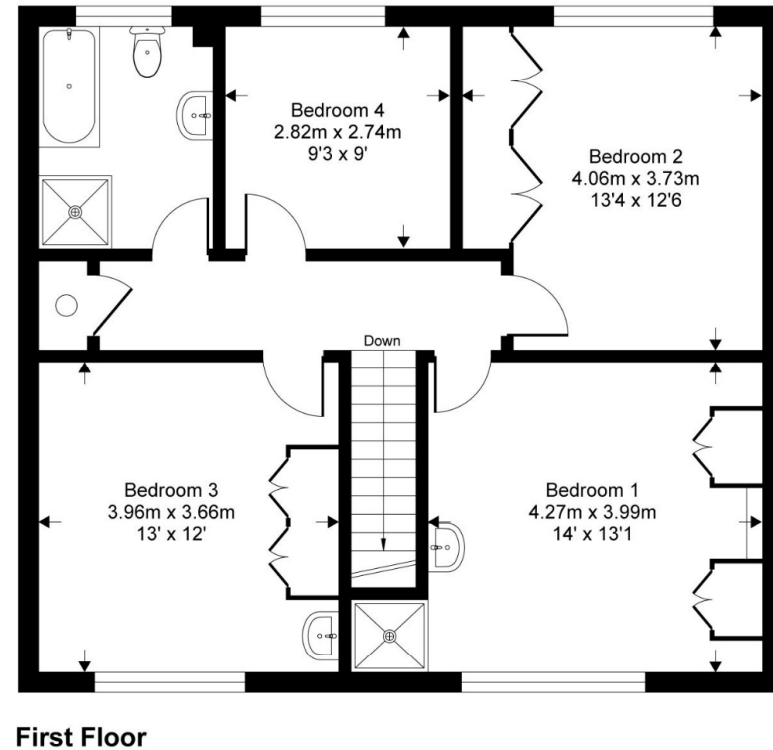
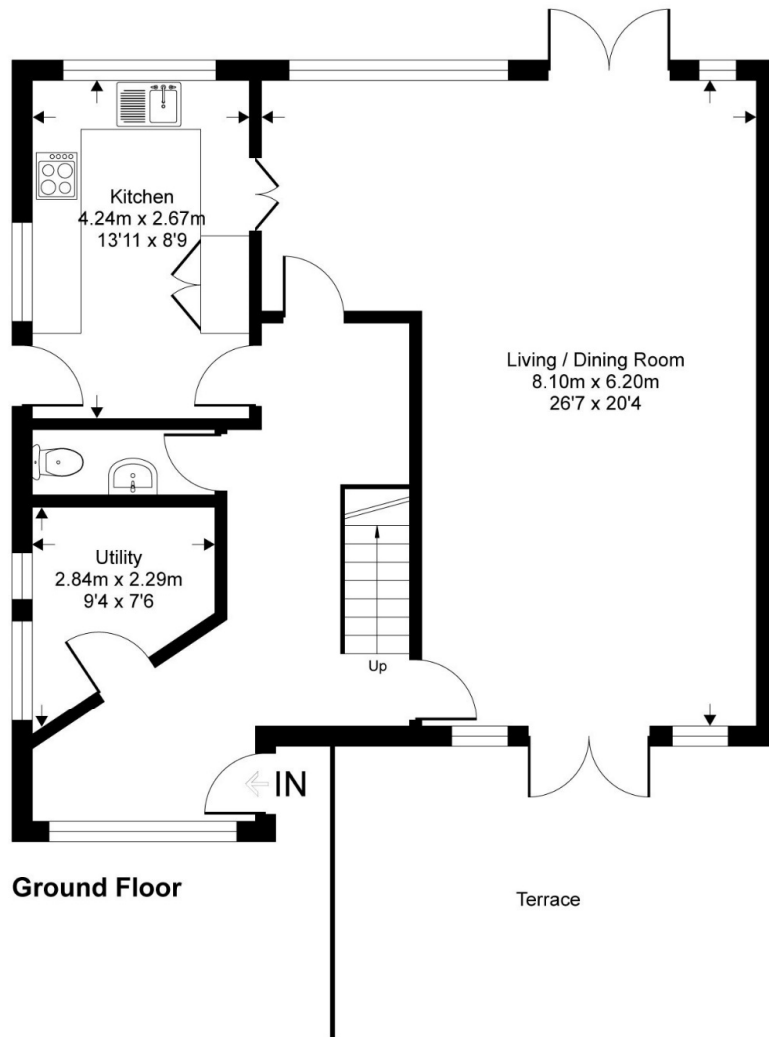
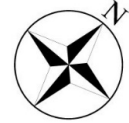
- Hall • Sitting room with access to sun terrace • Dining room • Kitchen • Cloakroom • Landing
- 4 Double bedrooms • Family bath/shower room • Fully double glazed • Gas central heating • EPC rating C
- Large south facing front terrace & garden • 100' Tiered rear garden • Off road parking for two cars



Directions: From Cinque Ports Street, turn left into Rope Walk passing over the level crossing and into The Grove. At the end, bear left into Love Lane where No. 9 will be found on the right hand side about half the way along and opposite The Rye Academy.

Love Lane

Approximate Gross Internal Area = 150 sq m / 1618 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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