

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies a favoured address within 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; Rye Festival is held annually. Rye has both primary and secondary schools (Rye College). From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras (37 minutes). Sporting facilities in the area include the nearby leisure centre with a 25m pool, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15 mile radius including Rye Golf Club, located at Camber. Rye Harbour Nature Reserve is about 2.5 miles and Camber Sands is a short drive offering 7 miles of sandy beaches and dunes.

Forming a substantial semi-detached Victorian house presenting brick and rendered elevations set with sash windows beneath a pitched slate roof. The windows to the front elevation are fitted with wooden plantation shutters.

The accommodation comprises front door into the **entrance hall** with stairs to first floor, exposed floorboards. **Cloakroom** comprising wash hand basin, w.c. **Living room** with bay window to front, fireplace fitted with wood burning stove, picture rail, cornicing. **Dining room** open fireplace with decorative cast iron surround, built in shelving, picture rail, door through to conservatory/utility room. **Kitchen/breakfast room** fitted with a bespoke range of units having wooden worksurfaces with cupboards and drawers under, Belfast sink with cupboards under, space for dishwasher and fridge/freezer. Integrated two ovens and grill, 5 ring electric induction hob with extractor fan, two windows to side, two Velux windows over the breakfast area with double doors out onto the rear garden. Walk in shelved pantry. **Conservatory/utility room** having space and plumbing for washing machine and tumble drier, door to outside, tiled floor, built in storage cupboards.

**First floor landing** doors off to bedrooms 1,2,3 and family bathroom, stairs to second floor, hatch and ladder to loft space. **Bedroom 1** with bay window to front with distant views of St. Mary's Church, two built in double wardrobes. **Bedroom 2** window overlooking the rear garden, two built in double wardrobes. **En suite shower room** comprising tiled shower cubicle, wash hand basin, w.c, heated towel rail, tiled floor. **Bedroom 3** window overlooking the rear garden, cupboard housing gas fired boiler, additional built in wardrobe. **En suite shower room** comprising tiled shower cubicle, wash hand basin, w.c, heated towel rail, tiled floor. **Family bathroom** panelled bath with shower over and side screen, wash hand basin, w.c, heated towel rail, tiled floor, window to front.

**Second floor landing** built in cupboards, Velux window. **Bedroom 4** having dormer window to front, tongue and groove panelling, eaves cupboard. **Bedroom 5** dormer window to rear, tongue and groove panelling. **Family shower room** tiled shower cubicle, wash hand basin, w.c, Velux to front, heated towel rail, tiled floor.

**Outside:** To the front there is brick driveway providing off road parking. Decorative tiled path leading to the front door. Side gate leads through to the rear garden which has been landscaped and designed to provide privacy and colour throughout the season. Timber workshop/garden store with power connected. The rear being hedge and fence enclosed.

Local Authority – Rother District Council. Council Tax Band E  
Mains electricity, gas and water. Mains drainage.  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Superfast 80Mbps available. Source Ofcom  
River and Sea Flood risk summary: Low risk. Source GOV.UK

Asking Price: £895,000 freehold

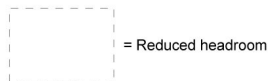
2 The Grove, Rye, East Sussex, TN31 7ND



A substantial five bedroom, four bathroom semi-detached house with off road parking and large landscaped rear garden occupying a favoured location within close proximity of the Town's amenities.

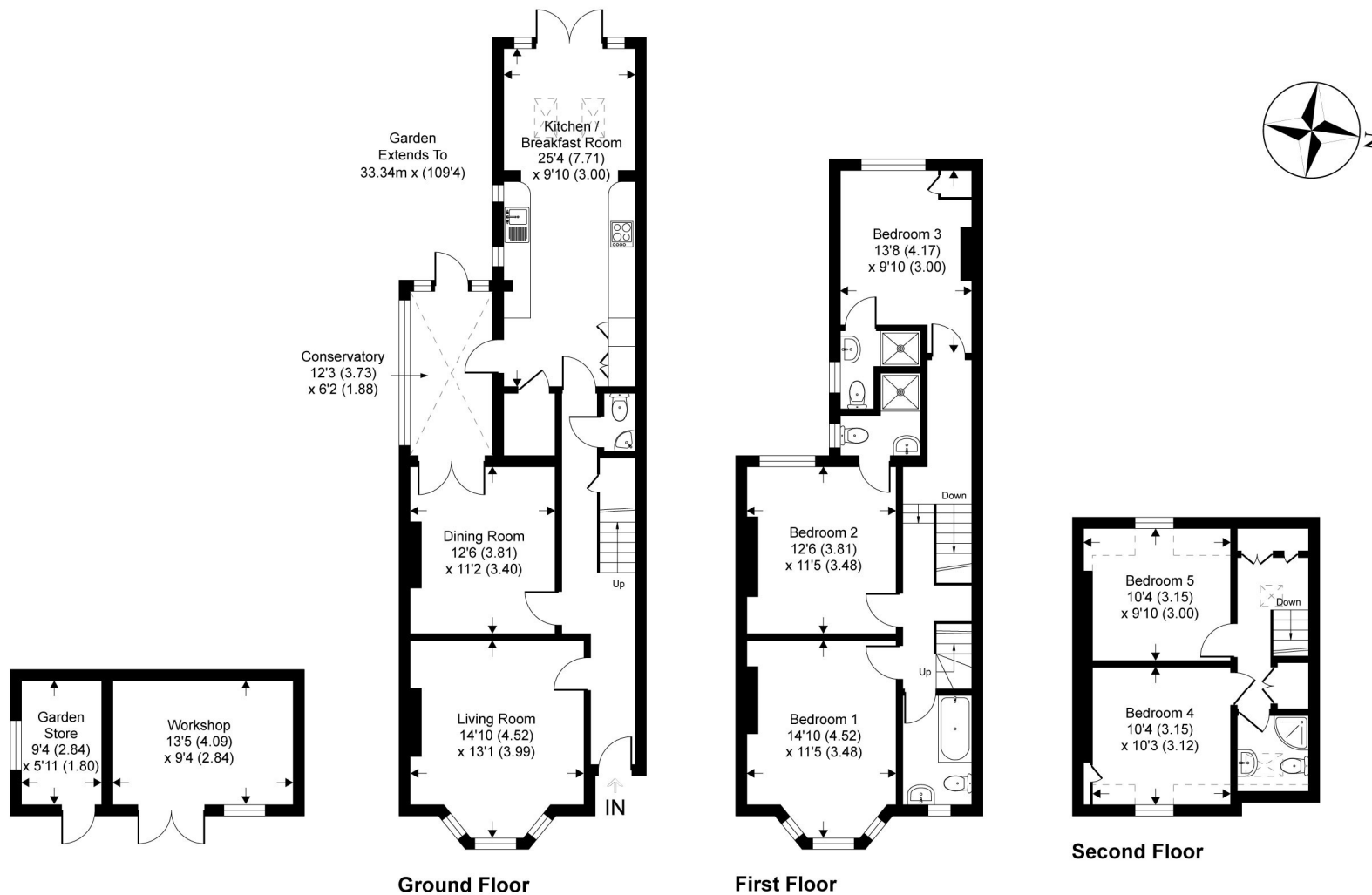
- Entrance hall • Living room • Dining room • Kitchen/breakfast room • Conservatory/utility room • Cloakroom
- First floor landing • Bedroom 1 • Bedroom 2 with en suite shower room • Bedroom 3 with en suite shower room • Family bathroom
- Second floor landing • Bedrooms 4 and 5 • Family shower room • Gas heating • Off road parking to the front
- Good sized landscaped rear garden with workshop/garden store • EPC rating E





# The Grove

Approximate Gross Internal Area = 168 sq m / 1809 sq ft  
Approximate Outbuildings Internal Area = 17 sq m / 182 sq ft  
Approximate Total Internal Area = 185 sq m / 1982 sq ft  
(excludes restricted head height)



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# PHILLIPS & STUBBS



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](http://www.phillipsandstubbs.co.uk)