

# PHILLIPS & STUBBS



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COUNTRY





The property is situated on the Udimore Ridge with far reaching southerly views across adjoining farmland with the sea in the distance. One and a half miles to the east is the Ancient Town and Cinque Port of Rye renowned for its historical associations, medieval fortifications and fine period architecture with half timbered houses clustered around the Parish Church of St Mary the Virgin. 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. From the town there are train services to Eastbourne and to Ashford with high speed connections to London St Pancras (journey time 37 minutes).

Forming a period single storey property presenting mellow brick elevations set with double glazed windows beneath a pitched tiled roof. Watlands Lodge has undergone considerable renovation and improvement in recent years.

Side door into the **entrance hall**, oak doors throughout, hatch to loft space, herringbone LVT (luxury vinyl tile) flooring continued into the **main open plan living space** which has an exposed brick chimney breast with open fire, two windows to side and bi-fold doors to the rear with views over the garden and beyond with the sea in the distance. Two steps down to the **kitchen/breakfast room** fitted with a good range of base and wall mounted units incorporating a ceramic double Butler's sink, integrated Neff dishwasher, double wine fridge and double bin, space for range style cooker and American style fridge/freezer. Quartz worksurfaces and porcelain tiled floor. Bi-fold doors out to the rear terrace and garden.

**Utility room** also fitted with a range of storage cupboards, space and plumbing for a washing machine and tumble dryer. Quartz worksurface incorporating a Butler's sink, porcelain tiled flooring.

**Bedroom 1** has windows to both sides, a wooden panelled wall conceals a walk in wardrobe. En suite shower room comprising tiled shower cubicle, w.c, wash hand basin, window to side, porcelain tiled floor. **Bedroom 2** with windows to both sides, wooden panelled wall with concealed wardrobes.

**Bedroom 3/study** window to side. **Family bathroom** comprising roll top bath with shower over and glass side screen, vanity unit with wash hand basin and cupboards under, w.c, windows to side.

**Outside:** To the front there is a gravelled area and to the side a resin gravelled driveway providing off road parking for 4/5 cars. The main part wall enclosed south facing rear garden extends to approximately 200' and is laid to lawn with a useful shed. There is a paved terrace from which there are far reaching views and to the side a further area of gravelled garden where the oil tank and external boiler are situated.

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity and water. Oil heating. Private drainage (septic tank)  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £695,000 freehold

Watlands Lodge, Udimore Road, Rye, East Sussex, TN31 6AB



A detached period single storey three bedroom property situated on the rural outskirts of the Ancient Town of Rye enjoying far reaching views over adjoining farmland with Camber Castle and the sea in the distance.

- Entrance hall • Living/dining room • Kitchen/breakfast room • Utility room
- Bedroom 1 with en suite shower room • Bedroom 2 • Bedroom3/study • Family shower room
- Off road parking for 4/5 cars • Part walled 200' rear garden • Oil heating • EPC rating C

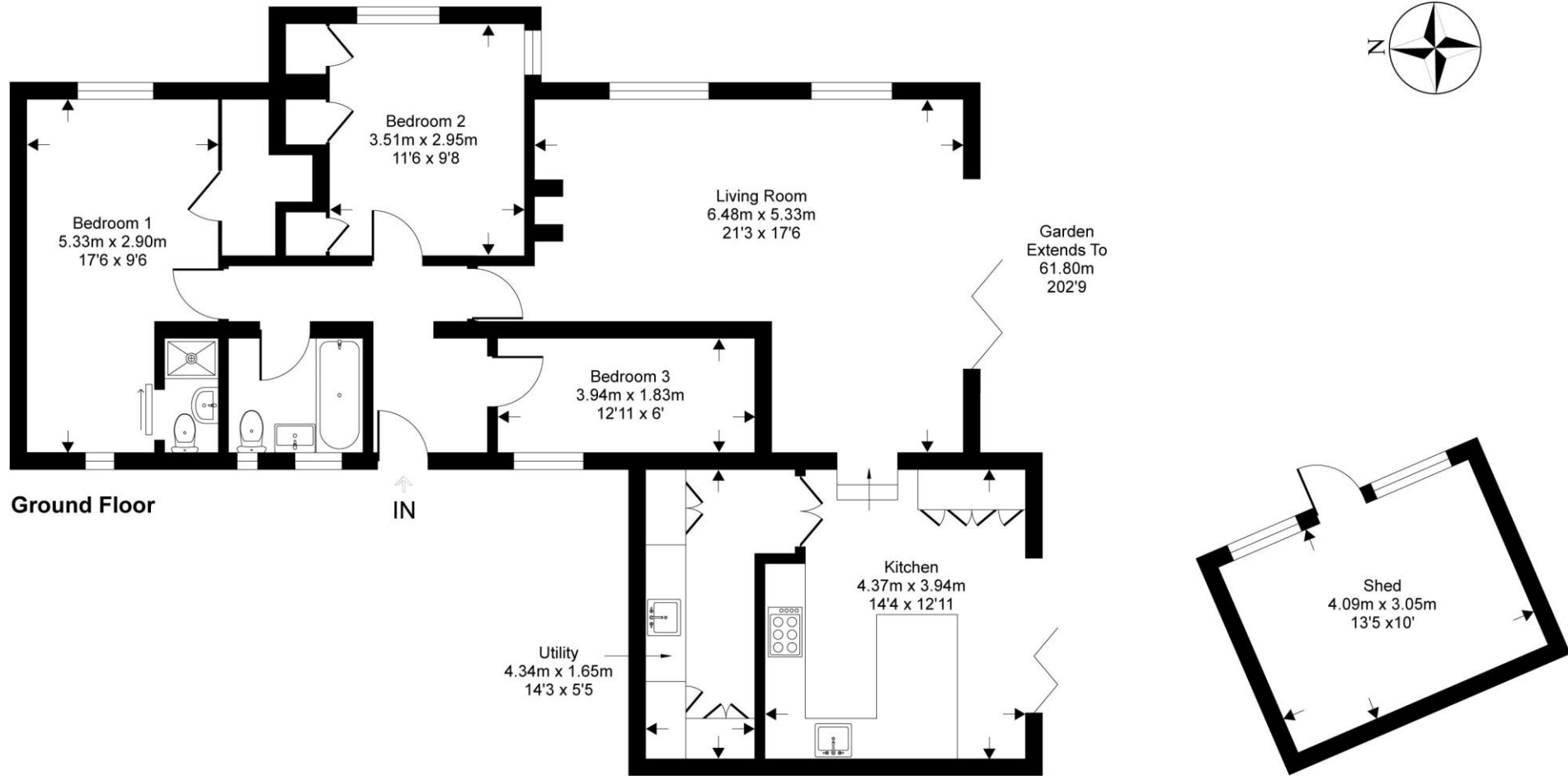




**Directions:** Leaving Rye on the B2089 heading towards Battle, continue up Udimore Road and over the mini roundabout for approximately 0.6 miles where the property will be found on the lefthand side, it is the first property on the left you will come to.

# Watlands Lodge

Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft  
Approximate Outbuilding Internal Area = 12.5 sq m / 135 sq ft  
Approximate Total Internal Area = 118.4 sq m / 1275 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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