

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies a secluded yet convenient position within 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. 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 with a high speed service to London St. Pancras in 37 minutes. 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.

An individual detached property designed by local architects Le Fevre and Wood and built in 1968 with brick and part weatherboard clad external elevations set with tall double glazed casement windows beneath a pitched tiled roof. The accommodation is arranged over two levels, as shown on the floor plan with the living room on the first floor to take full advantage of the views. The property is now in need of total refurbishment. The image above shows the property in 1987 with the first-floor balcony that has been removed for safety reasons.

The property is approached via an open entrance porch with a glazed front door with matching side panel opening to an entrance vestibule with an inner door leading to the hallway with an open tread staircase to the first floor.

On the ground floor there are four bedrooms, all of which have fitted wardrobe cupboards, and a bathroom with a panelled bath, pedestal wash basin, close coupled wc and airing cupboard with hot water cylinder. In addition, there is a utility/shower

room with a butler sink, plumbing for a washing machine, shower tray and curtain, door to outside and a separate cloakroom with a close coupled w.c.

On the first floor, there is a triple aspect living room with a wide six casement window providing views across the tennis club and river Rother to the farmland beyond. A hatch leads to a large unconverted loft space. To the rear is a double aspect dining room and a separate double aspect kitchen/breakfast room with a fitted breakfast table with bench seats and a range of cabinets of the period comprising cupboards and drawers beneath work surfaces with a stainless-steel sink.

Outside: The property is set back from the Military Road and is approached over a driveway leading to a car port with a paved hardstanding area and an adjacent brick built single garage with an up and over door to the front and a garden store to the rear. From the car port, a paved path leads across the secluded front garden to the property. To the rear of the property is a tiered garden and wooded escarpment with ground cover. The total plot extends to about 0.28 acres.

Further information:

Local Authority: Rother District Council. Council Tax Band G

Services: Mains water, electricity, gas and drainage.

Predicted mobile phone coverage: 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

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 entrance leading to the property will be found on the left-hand side after about 900 yards opposite the Rye Tennis Club.

Guide price: £625,000 Freehold

32a Military Road, Rye, East Sussex TN31 7NY



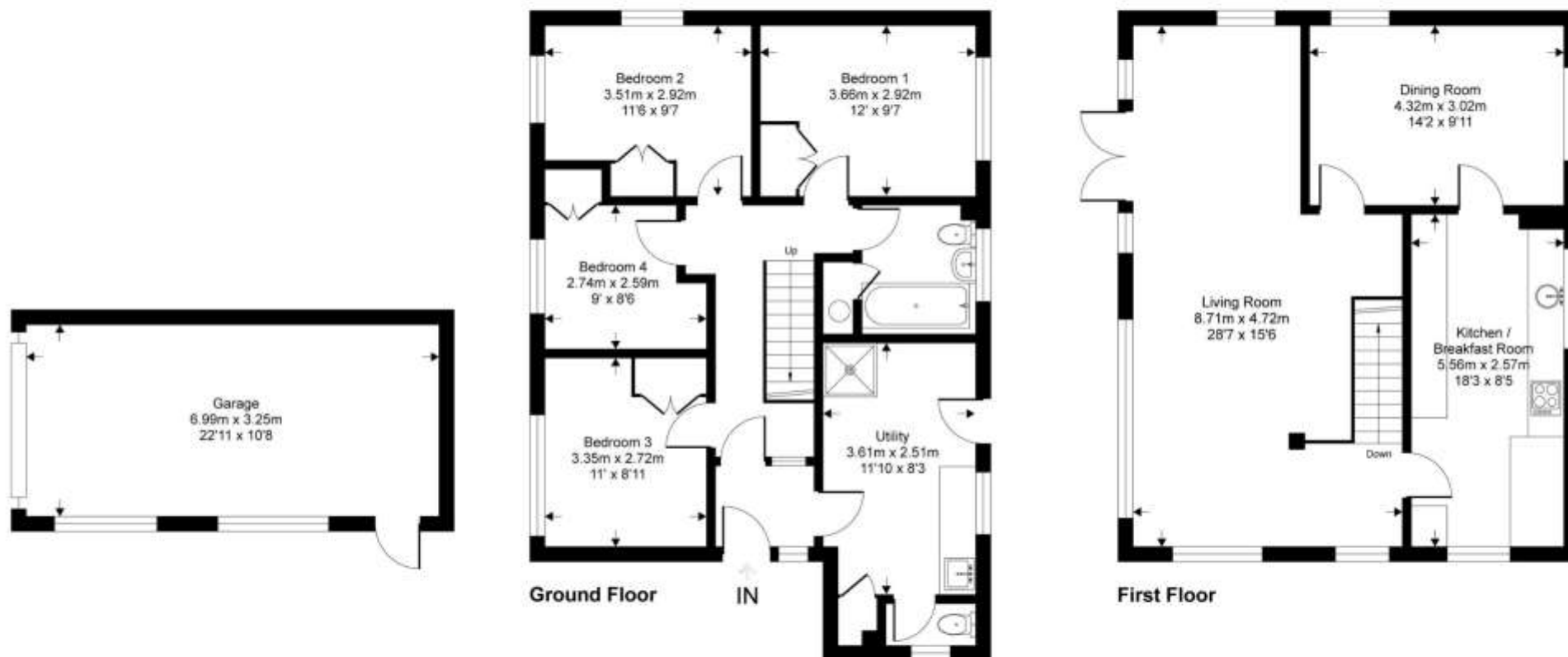
#### FIRST TIME ON THE MARKET FOR OVER 40 YEARS

An individual detached property, designed by renowned local architects in 1968 and now in need of complete refurbishment occupying an elevated position set back from the road in private gardens on the outskirts of the Ancient Town and Cinque Port of Rye with far reaching views over the tennis club and river Rother to open countryside beyond.

- Entrance porch • Entrance vestibule • Hallway • Living room • Dining room • Kitchen/breakfast room
- Utility/shower room • Cloakroom • Four bedrooms • Bathroom • EPC rating E
- Front and rear garden • Single garage • Car port



Approximate Gross Internal Area = 133.2 sq m / 1434 sq ft  
 Approximate Garage Internal Area = 22.7 sq m / 245 sq ft  
 Approximate Total Internal Area = 155.9 sq m / 1679 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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

#### Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



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)