

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in the Conservation Area 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; Rye Arts Festival and Rye International Jazz Festival are held annually. From the Town there are local train services to Eastbourne and to Ashford with high speed connections to St. Pancras London in 37 minutes (1 hr 13 mins London to Rye). Sporting facilities in the area include golf at Rye and Littlestone. Rye Lawn Tennis Club in Military Road offers some of the finest grass courts in the country. There is also sailing on the south coast and many fine countryside and coastal walks.

Forming an end of terrace Edwardian townhouse presenting brick external elevations set with sash windows beneath a pitched tiled roof. The property is in need of a degree of modernisation, the accommodation comprises.

Front door into the **entrance hall** with stairs to the first floor with cupboard under. **Open plan living/dining room** has a bay window to the front, two side windows and additional window to the rear. Built in book shelving. **Kitchen/breakfast room** having a range of built in units, door out to a small courtyard.

First floor landing with window to the front and stairs rising to the second floor. **Bedroom 1** with bay window to the front and additional window to the side, exposed floorboards.

Bedroom 2 is double aspect with windows to the side and rear, exposed floorboards. **Family bathroom** comprising panelled bath, separate shower cubicle, wc and wash hand basin, window to rear.

Second floor landing. Bedrooms 3 and 4 both have dormer windows and exposed floorboards.

Outside: Off the kitchen is a small inner courtyard with a gate out to the street and door to the garage/workshop which in turn has a door to the rear garden.

Directions: From our offices in Cinque Ports Street proceed in an easterly direction and at the mini roundabout turn left into Rope Walk, Eagle Road is then the next turning on your right, No.1 is on the lefthand side.

Local Authority: Rother District Council. Council Tax Band D
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £425,000 freehold

1 Eagle Road, Rye, East Sussex, TN31 7NB



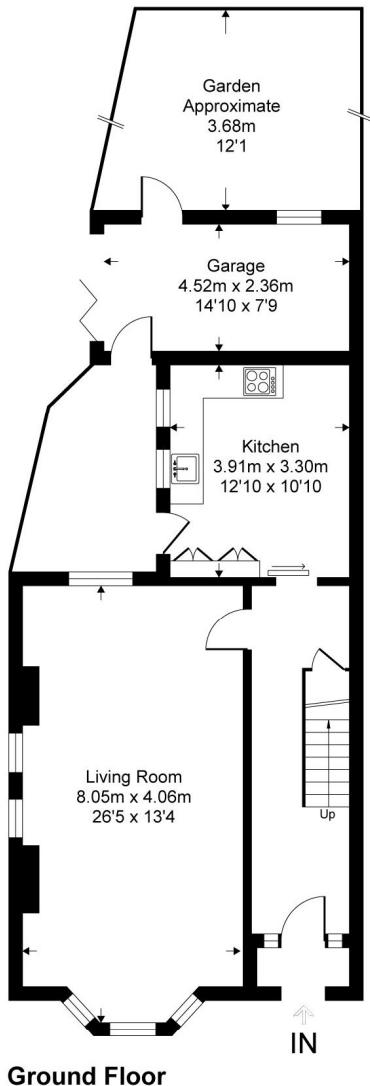
A four bedroom Edwardian end of terrace townhouse in need of modernisation situated in an unadopted no-through road in the Conservation Area of the Ancient Town and Cinque Port of Rye, close to all local amenities.

- Entrance hall
- Main open plan living/dining room
- Kitchen/breakfast room
- First floor landing
- Bedrooms 1 and 2
- Family bathroom
- Second floor landing
- Bedrooms 3 and 4
- Gas heating
- EPC rating D
- Small courtyard garden with garage/workshop and rear garden beyond

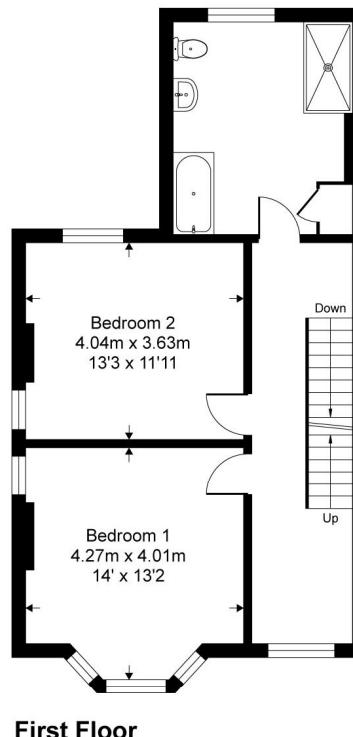


Eagle Road

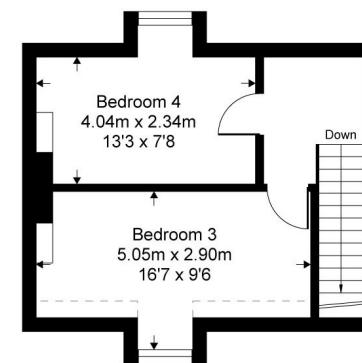
Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft
Approximate Garage Internal Area = 10.5 sq m / 114 sq ft
Approximate Total Internal Area = 155.7 sq m / 1677 sq ft



Ground Floor



First Floor



Second Floor



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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