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## A legacy of love

**An eye-catching Victorian house at Rye Harbour is packed with delights and coastal charm**

With its intriguing name and a magnificent setting right on the banks of the small fishing village of Rye Harbour, The Legacy is a property that sets the pulse racing.

But it wasn't only the promise of what mysteries might lie at its heart that drew writer and journalist Joan Porter to the house 10 years ago.

"What absolutely blew me away – and still does – are the views from the balcony outside my bedroom over the Rother river, also from my top room,

now a study cum bedroom," she says. "Huge billowing skies fall to endless horizons, sea birds follow fishing boats as they make their way to and from the Channel, and a jaunty flow of sailing boats with brightly coloured sails make for an endless river-watch."

This Victorian house is just 10 minutes walk to the sea at Rye Bay, past a nature reserve that is a haven for shore birds.

The village has a rich heritage, peppered with local characters. One of these was Bertie Downey who owned the house, then named Sea View, and sold it in 1962 for £1,300 to another more famous, or infamous character, the late maverick MP Alan Clark.

Mr Downey was a local fisherman who was also the Rye Harbour pilot. The pilot's hut in The Legacy's small, pretty front garden was on the plot on which there is now a garden/dining

room, which forms the small extension to the house.

"One of the delights of living here is how peaceful and quiet it is, even though the house is next to a pub," says Joan. "The landlord of the William the Conqueror, known locally as The Conk, is a gem, both as a landlord and as a neighbour, and the pub is a bit of a centre of this small community."

The house, which has a coastal theme, is set over three floors. The vestibule, which has a door to a utility room, opens to the living room and, beyond, the kitchen/breakfast room. The dining room has a skylight for natural downlight and glazed double doors opening to the garden.

On the first floor there is a double bedroom and glazed double doors opening onto a balcony, and the bathroom. The second floor is an open-plan bedroom, studio and adjoining cloakroom, with a large dormer window giving fine distant views to the mouth of the Rother and the sea beyond.

Joan says she has had fun and been happy here. So why is she leaving? "I am downsizing because I want eventually to buy a place in Ireland where I was born, and who knows, I may find a place with a balcony and views just as enchanting as the ones I so love here!"

The Legacy, at The Point, Rye Harbour, is for sale at £350,000 through Phillips and Stubbs' Rye office. For more details call 01797 227338 or visit [www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)

