

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property occupies a large plot on the edge of a residential development on the outskirts 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 and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford with high-speed connections to London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club, sailing on the south coast and many fine countryside and coastal walks.

A post-war semi-detached property presenting brick elevations set with double glazed windows beneath a pitched tiled roof. The accommodation, which needs general upgrading, is arranged over two levels, as shown on the floor plan.

A replacement front door with a canopy above opens into a hall with stairs to the first floor.

The double aspect living has windows overlooking the front and rear gardens, as well as a wall mounted real flame gas fire.

The dining room, which overlooks the front garden, has a fireplace with a tiled hearth and surround.

The kitchen, which has a window to the rear, is fitted with a range of cabinets comprising wall and base units with a rolled edge granite effect work surface, an inset stainless steel one and a half bowl sink and drainer with mixer tap, a wall mounted gas boiler, a freestanding cooker with a double oven and 4 burner hob, space for a fridge/freezer, and washing machine. A glazed door leads to a lobby with doors to the outside and a cloakroom with a close coupled wc.

On the first floor, there is a landing with a hatch to the roof space. Bedroom 1 has a window to the front with a view over the River Tillingham to Rye Citadel in the distance. Bedroom 2 has a window to the rear and a range of built in cupboards. Bedroom 3 has a window to the rear. The bathroom has fittings comprising a panelled bath with shower attachment, pedestal wash basin and low level wc.

Outside: The majority of the garden lies to the front and one side of the house being set down to lawn with a mature bay tree and a driveway providing off-road parking for two vehicles. To the rear is a paved terrace. Brick built store. Garden shed.

Local Authority: Rother District Council. Council Tax Band C  
Mains electricity, gas, drainage and water.  
Predicted mobile phone coverage: Three  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
River and Sea Flood risk summary: Medium risk. Source GOV.UK



Guide price: £325,000 Freehold

83 Marley Road, Rye, East Sussex TN31 7BD



A three bedroom semi-detached house for improvement with an unusually large garden, well positioned close to countryside and riverside walks, as well as being within one mile of the mainline railway station and Rye's historic town centre.

- Hall • Living room • Dining room • Kitchen • Side lobby • Cloakroom • Landing • Three bedrooms • Bathroom • Gas central heating • Double glazing • EPC rating D • Garden • Off road parking for two vehicles •

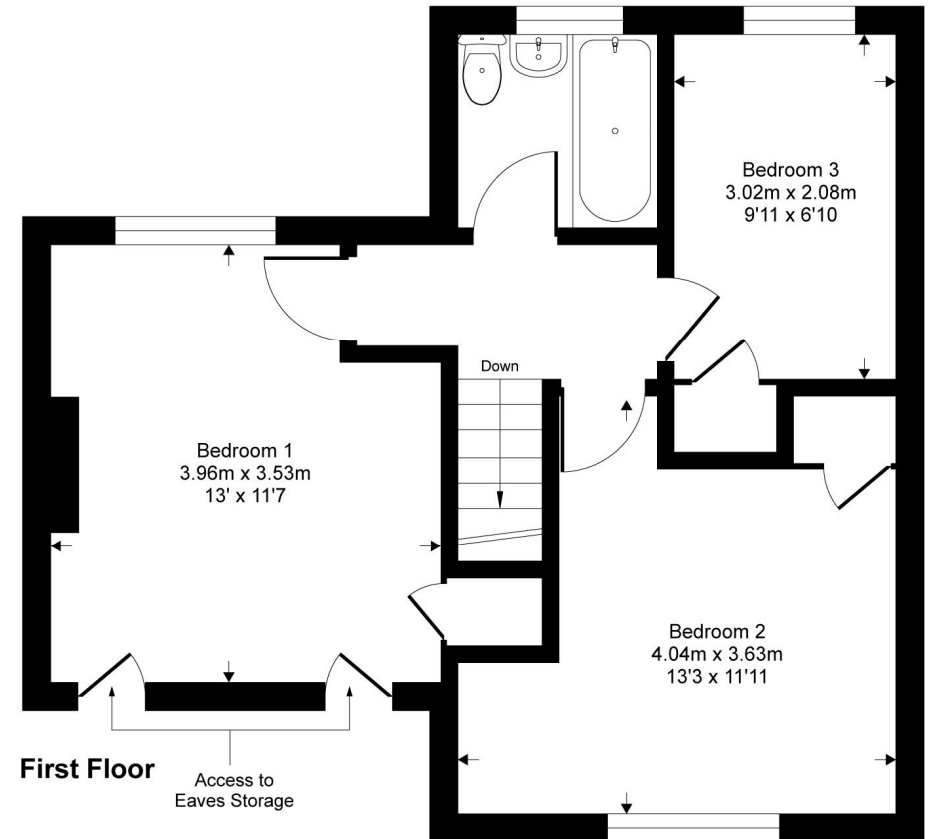
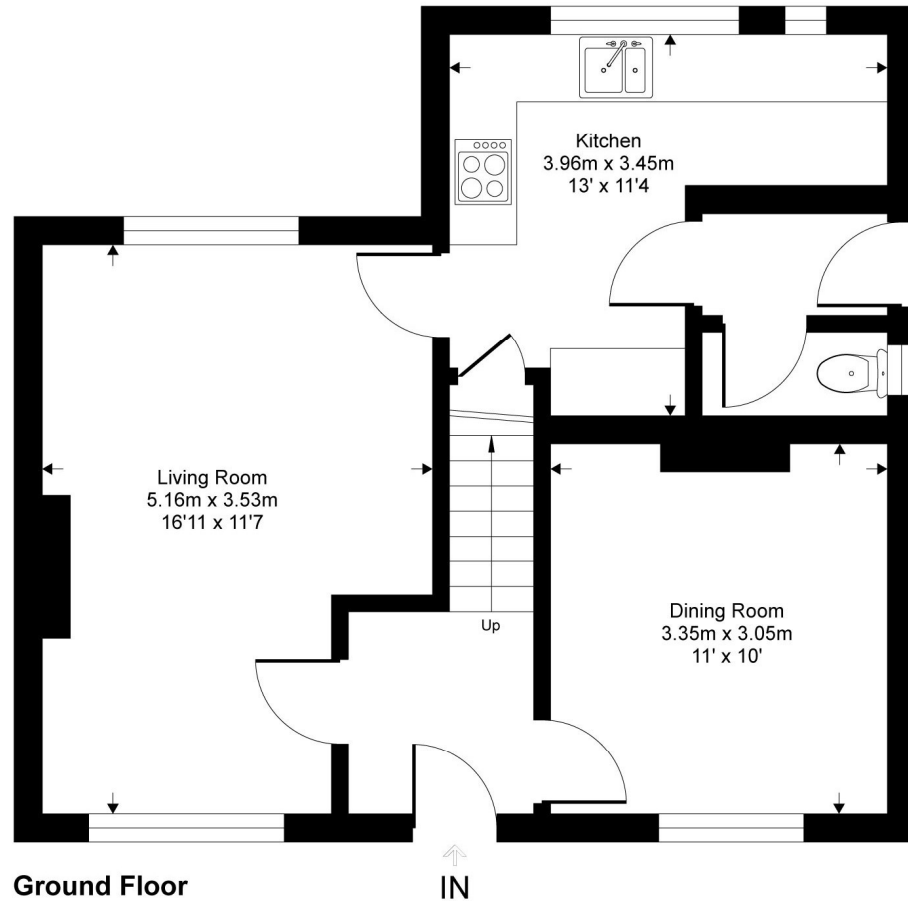




Directions: From Rye town, continue over the railway crossing into Ferry Road/Udimore Road (B2089). After about five hundred metres turn right into Mason Road. Take the first right into Marley Road and No 83 will be seen on your left after about 300 metres.

# Marley Road

Approximate Gross Internal Area = 89.5 sq m / 964 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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