

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies an elevated position set back from and towards the end of a no-through road about 500 yards from the centre 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 International with high speed services to London St Pancras (37 minutes), from where there are connections to the Continent via Eurostar. 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.

A detached split level family house of brick facing cavity walls set with replacement double glazed windows beneath a pitched tiled roof. The spacious, versatile accommodation is arranged over three levels, as shown on the floor plan.

A front door opens into a ground floor entrance hall with stairs rising to the upper floors and a door to a large bedroom/home office which overlooks the front garden and benefits from an en suite shower room.

On the first floor the spacious, dual aspect living room has a fireplace with a fitted wood burning stove and three full height glazed panels to one elevation, one of which opens to a front decked sun terrace with a wood balustrade. A wide opening leads to an inner hallway with stairs to the upper floor.

The well proportioned dining room has a full height glazed sliding door with matching side panel opening onto a decked terrace with balustrade. Internal double doors lead to an adjacent study with access to the garden. The kitchen/breakfast room, which overlooks the rear, is fitted with an extensive range of cabinets comprising base and wall cupboards with granite effect work surfaces and breakfast bar, an inset stainless steel sink unit, inset 4 burner gas hob with stainless steel filter hood above, built in double oven, space for a fridge freezer and an integrated dishwasher. Also on this floor is a useful utility room with butler sink, work surfaces, cupboards, plumbing for a washing machine and a door to outside, together with a cloakroom with modern fittings.

On the upper level there are three double bedrooms and a bath/shower room with contemporary fittings comprising a panelled bath with a shower attachment, a close coupled WC, a wash basin with vanity cupboard under and a walk in shower enclosure.

Outside: There is a single garage with an up and over door and steps leading up to the terrace garden with brick retaining walls and a wide paved sun deck from where there are distant views. To the rear is a sloping garden 70' x 40' approx.

Directions: From Cinque Ports Street, turn left into Rope Walk passing over the level crossing and into The Grove. At the end, bear left into Love Lane passing The Rye Academy where No. 14 will be found shortly afterwards on the right-hand side being the fifth house from the end.

Guide price: £650,000 Freehold

14 Love Lane, Rye, East Sussex TN31 7NE



A modern detached split level family house, affording spacious and versatile accommodation, occupying an elevated position close to the town with far reaching southerly views to the front.

- Hall • Cloakroom • Living room with access to sun terrace • Dining room • Study • Fitted kitchen/breakfast room • 4 Double bedrooms • Shower room (en suite) • Family bath/shower room • Fully double glazed • Gas central heating • Solar panels • EPC rating B • Terrace front garden • 70' Rear garden • Garage •



Love Lane

Approximate Gross Internal Area = 203 sq m / 2184 sq ft (excludes garage)



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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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