

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is set off New Winchelsea Road and backs onto the river Brede on the residential 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 Lin Street. From the town there are local train services to Eastbourne and to Ashford from where there are high speed connections to St Pancras London (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. From the property, the river Brede is navigable by small boat about 4 miles upstream through open country in the Brede Valley or downstream to Rye (0.5 miles).

A semi-detached family dating from the 1920s presenting mellow brick and elevations set with replacement double glazed windows beneath a pitched tiled roof with a conservatory to the rear. The accommodation is arranged over two levels, as shown on the floor plan.

A double glazed front door opens to an entrance vestibule with tiled flooring and an inner leading to a hallway with stairs to the first floor landing and an under stairs cupboard.

The living room has a bay window to the front with rural views and a fireplace. A sliding glazed door opens to the sitting room with a fireplace and a widening opening to a double glazed sun room overlooking the rear garden and river. Door to outside. Door

to shower/cloakroom with modern fittings comprising a shower enclosure, wash basin and close coupled w.c.

The kitchen is fitted with a range of wall and base units comprising cupboards and drawers beneath wood effect work surfaces with inset sink unit with mixer tap, below counter space and plumbing for a washing machine and a freestanding cooker with gas hob and electric oven.

On the first floor, the landing has a window to the side and a hatch to the roof space.

Bedroom 1 has a window to the rear overlooking the garden and the river, together with a wash basin set into an antique pine base. Bedrooms 2 and 3 have a window to the front with views across farmland to the ridge at Udimore. The family bathroom has coloured fittings comprising a close coupled wc, wash basin and panelled bath with a wall mounted electric shower above.

Outside: To the front of the property is an area of hard standing providing off road parking for three vehicles. Immediately adjacent to the rear of the house is a wide decked terrace beyond which is an area of lawn with roses and malva sylvestris which extends to about 80' in total down to the river where there is a jetty. Greenhouse. Garden shed.

Council Tax Band D. Rother District Council

Directions: Leaving Rye on the A259, the property will be seen on your left about 300 yards beyond the turning to Rye Harbour.

Guide price: £440,000 Freehold

34 New Winchelsea Road, Rye, East Sussex TN31 7TA



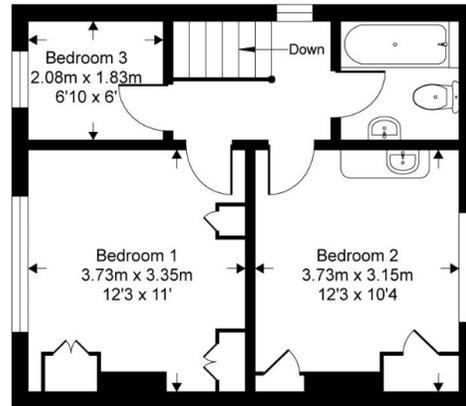
A three-bedroom riverside family home with a 80' rear garden, mooring jetty, off road parking for three cars and widespread views to the front across open farmland.

- Entrance vestibule • Hall • Sitting room • Living room • Kitchen • Sun room • Shower/cloakroom • Landing • Three bedrooms • Bath/shower room • Gas Central Heating • Mostly double glazed • EPC rating D • Off road parking for three vehicles • 65' Rear garden backing directly onto the River Brede

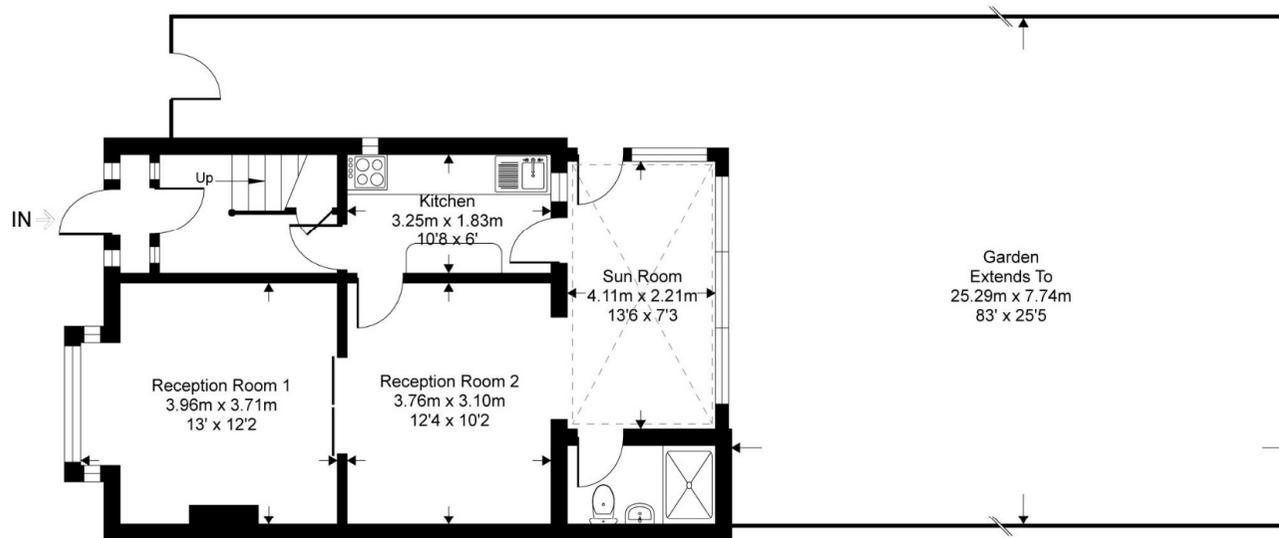
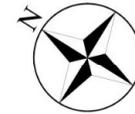


# New Winchelsea Road

Approximate Gross Internal Area = 90.9 sq m / 979 sq ft



**First Floor**



**Ground 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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