

PHILLIPS & STUBBS



coastal +
COUNTRY



A charming detached two bedroom timber clad cottage, found in the fishing and yachting village of Rye Harbour. Within the village itself there is a local shop, cafe and two public houses. The property has direct access to The Point which consists of a row of picturesque cottages, The William the Conqueror pub and Harbour front, where the lower reaches of the River Brede and estuary can be seen. Rye harbour originates from the early 19th century and was built by the excise men and harbour master at Rye to carry out their duties, with the fishermen to land their catches. The village also has a long established lifeboat station, there is also a Martello Tower built on the beachline at the time, which formed part of the coastal defences during the Napoleonic wars. The Rye Harbour Nature Reserve with its Discovery Centre lies in a triangle of land extending south from Rye past Rye Harbour to the sea and westwards towards Winchelsea Beach and northwards along the River Brede. Renowned for its fauna and flora and as a haven for shore birds, a large part of the nature reserve is a "Site of Special Scientific Interest" (SSSI).

Living Room

Stable style front door opens into the living/dining room with a high vaulted ceiling having exposed beams. Natural light floods in through the skylights and windows overlook the front garden. There is an exposed brick chimney breast and fireplace fitted with a wood-burning stove.

Kitchen

The kitchen/breakfast room is fitted with a range of built in cupboards and shelves. It features a bespoke marble worksurface, classic ceramic Belfast sink, built in under counter fridge, dishwasher and freestanding Stoves oven. French doors open directly onto the garden.

Bedroom 1

The main double bedroom has painted panelling and a range of bespoke built in wardrobes. Dual aspect windows overlook the garden.

Bedroom 2

A window overlooks the garden. Double bed and wall lights.

Bathroom

The bathroom has a part vaulted ceiling and exposed beams painted white. Painted wood panelling, complementing the white painted floorboards. Fitted with a classic white bath, pedestal wash hand basin on stand, traditional w.c. plus a separate walk in shower cubicle.

Garden

A private coastal shingle garden wraps around the property.

A beautifully maintained outdoor space, blending rustic decking and gravel paths with lush planting. Various seating areas are interspersed throughout, including a sheltered dining area beneath a pergola covered with climbing plants. The garden is rich with mature shrubs, ornamental grasses, and flowering plants, creating a private setting. A long, boardwalk-style path winds through the garden, bordered by tall grasses and greenery, leading to a secluded sitting area and several useful storage sheds.

Further information:

Local Authority: Rother District Council.

Council Tax Band B

Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 18000Mbps available.

Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price Guide £465,000 Freehold

Ships Point The Point, Rye Harbour, Rye, TN31 7TU



A delightful, renovated single story coastal cottage situated close to the Nature Reserve in Rye Harbour.

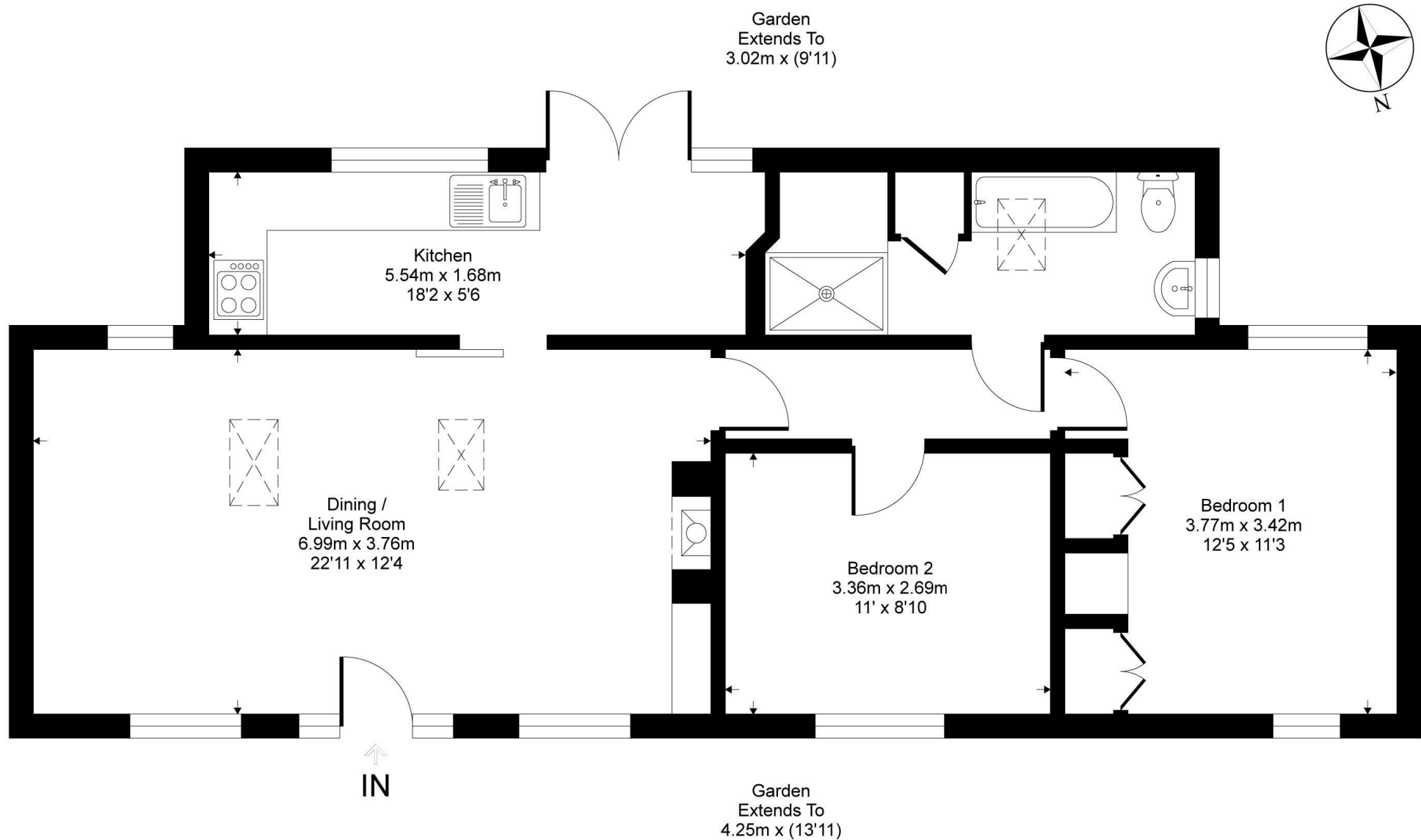
- Private and secluded position set in a mature garden
- Vaulted living/dining room with wood burning stove
- Two bedrooms
- Bathroom with separate shower



EPC: D
Local Authority: Rother District Council
Council Tax Band: B

Ships Point

Approximate Gross Internal Area = 71.5 sq m / 770 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.

PHILLIPS & STUBBS

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk