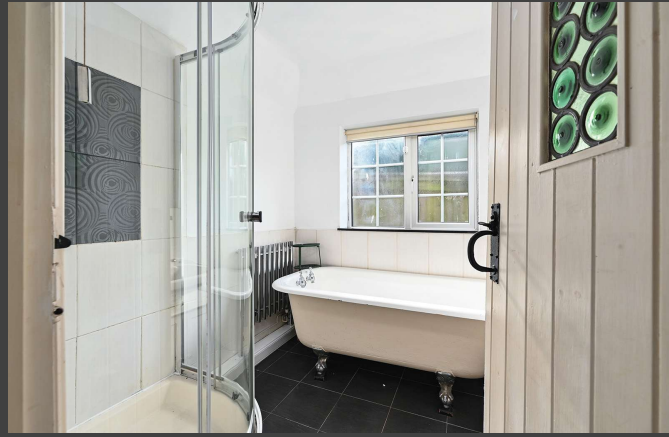


# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is located just 5 minutes' walk from the train station and 10 minutes from the High Street, on one of the approach roads to 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 an extensive range of shopping facilities, smaller retail units, guest houses, cafes, gym, sports centre, art/antique galleries and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne (55 mins) and to Ashford (22 mins), from where there are high speed connections to London St. Pancras in 37 minutes.

Forming a detached single storey cottage presenting brick elevations set with double glazed windows beneath a pitched tiled roof. The accommodation comprises.

Rear garden door into the kitchen fitted with a range of base and wall mounted units with granite worksurfaces incorporating a gas range style cooker/hob with extractor fan over, tiled floor, space for dishwasher, integrated dishwasher, fridge and freezer, windows to side and rear. Door to inner hallway.

Living/dining room double aspect with doors out to the side garden, the rooms are separated by open studwork, the living area has a brick fireplace fitted with a wood burning stove and the dining area has a tiled flooring and a window to the side.

Bedroom 1 has built in wardrobes and window to the front.

Bedroom 2 also has built in wardrobes and double doors out to the rear garden.

Bathroom comprises, roll top bath, corner shower cubicle and wash hand basin. Separate w.c.

Outside: To the front there is a side gate which leads through the side garden and around to the rear enclosed courtyard garden which has an area of paved terrace. The garden adjoins the River Tillingham which continues past the historic Town windmill and out to the Strand Quay. From the garden there is a personal door into the detached single garage. Vehicular access is gained from the adjoining unmade track.

Local Authority: Rother District Council. Council Tax Band D  
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and O2  
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom  
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £395,000 freehold

Paygate Cottage, Udimore Road, Rye, East Sussex TN31 7DS



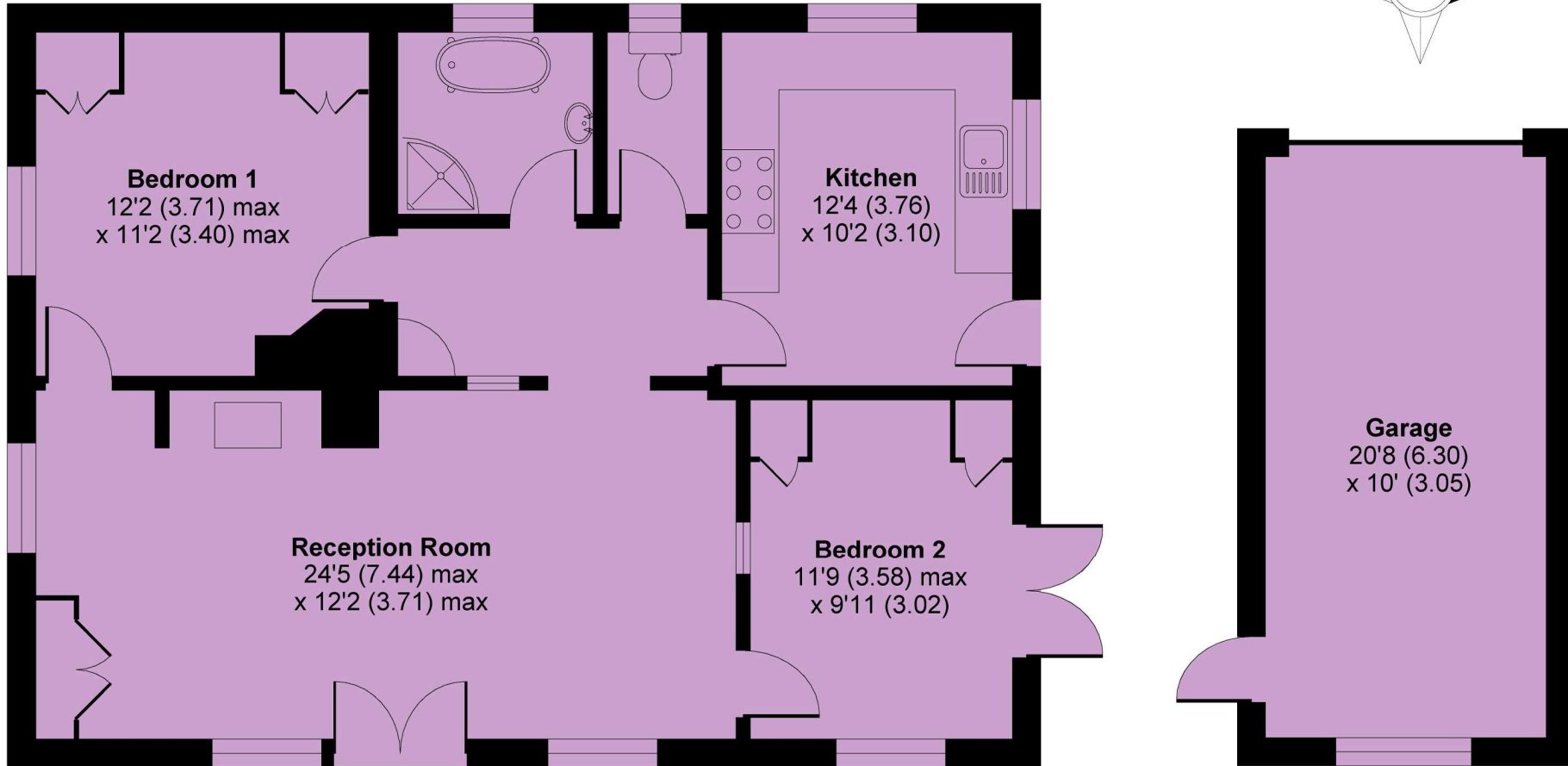
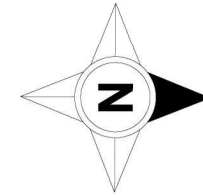
A detached two bedroom single storey character cottage situated close to the Town with rear garden and detached garage adjoining the River Tilligham.

- Living room/dining room • Kitchen • Inner hall • 2 bedrooms • Shower room • Separate w.c
- Enclosed rear garden • Detached garage • EPC rating D • Gas heating • Double glazing



# Udimore Road, Rye, TN31

APPROX. GROSS INTERNAL FLOOR AREA 1048 SQ FT 97.3 SQ METRES (INCLUDES GARAGE)



**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

**Important Notice:**

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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.



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