

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Rye Harbour has a rich maritime history and the buildings reflect the village's association with the sea, including the Watch House, the Lifeboat Station and the Martello Tower which was built on the beachline of the time and formed part of the coastline defences during the Napoleonic Wars. A large part of the nearby Nature Reserve, renowned for its fauna and flora and as a haven for shore birds, is a "Site of Special Scientific Interest" (SSSI) and across it are extensive walks with access to the tranquil beach. Westward, extensive shingle, grazing land and marsh provide open country walking to Winchelsea and Winchelsea Beach. Camber Sands is about 7 miles by road. Local shopping facilities include a village stores, café, public house and sailing club. There are yacht moorings, a small fishing fleet and some commercial shipping. Two miles inland is the Ancient Town and Cinque Port of Rye with train services from Rye to Eastbourne and to Ashford, from where there are high speed connections for London St. Pancras (37minutes).

Forming an end terrace cottage presenting colour washed rendered elevations beneath a pitched slate roof. The property has been modernized in recent years with an open plan kitchen/dining room having bi-folding glazed doors out onto the rear garden.

#### Ground Floor

Front door into the entrance porch with inner door into the living room which has a fireplace fitted with a wood burning stove, built in cupboards either side of the chimney, sash window to the front, stairs to the first floor, wood flooring continued into the kitchen/dining room.

Open plan kitchen/dining room fitted with a range of base and wall mounted units with wooden worksurfaces incorporating a Butler's sink, integrated washing machine,

dishwasher, fridge and 4 ring electric hob, oven and extractor fan. In the dining area there is a roof lantern and bi-folding doors out to the rear garden.

Bathroom comprises, panelled bath with shower over, w.c and wash hand basin, window to rear, tiled floor. Built in cupboard housing hot water tank.

#### First Floor

Bedroom 1 has a sash window to the front. Bedroom 2 has built in bunk beds and a sash window to the rear. There is a cloakroom with w.c and wash hand basin.

#### Outside

A front picket gate leads into the front cottage garden with path leading to the front door. The rear garden is fence enclosed and has several useful outhouses together with a summerhouse. There is a side gate providing a pedestrian right of way to the front and is also used in favour of several neighboring cottages.

#### Agents note

The above photographs are generic scenes of Rye Harbour and not direct views from the property.

#### Further Information

Local Authority: Rother District Council. Council Tax Band - Currently business rates as a holiday let.

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 £325,000 Freehold

Paines Cottage, 9 Rye Harbour Road, Rye Harbour, Rye, TN31 7TP



A two bedroom end of terrace character cottage situated within the coastal fishing village of Rye Harbour, nearby access onto the Rye Harbour Nature Reserve and coastal walks.

- Entrance lobby
- Living room with woodburning stove
- Open plan kitchen/dining room
- Bathroom
- 2 Bedrooms
- Cloakroom
- Cottage gardens to front and rear



Directions: Entering Rye Harbour turn left into Mary Stanford Green where the cottage will be seen on the left hand side set back from the road.

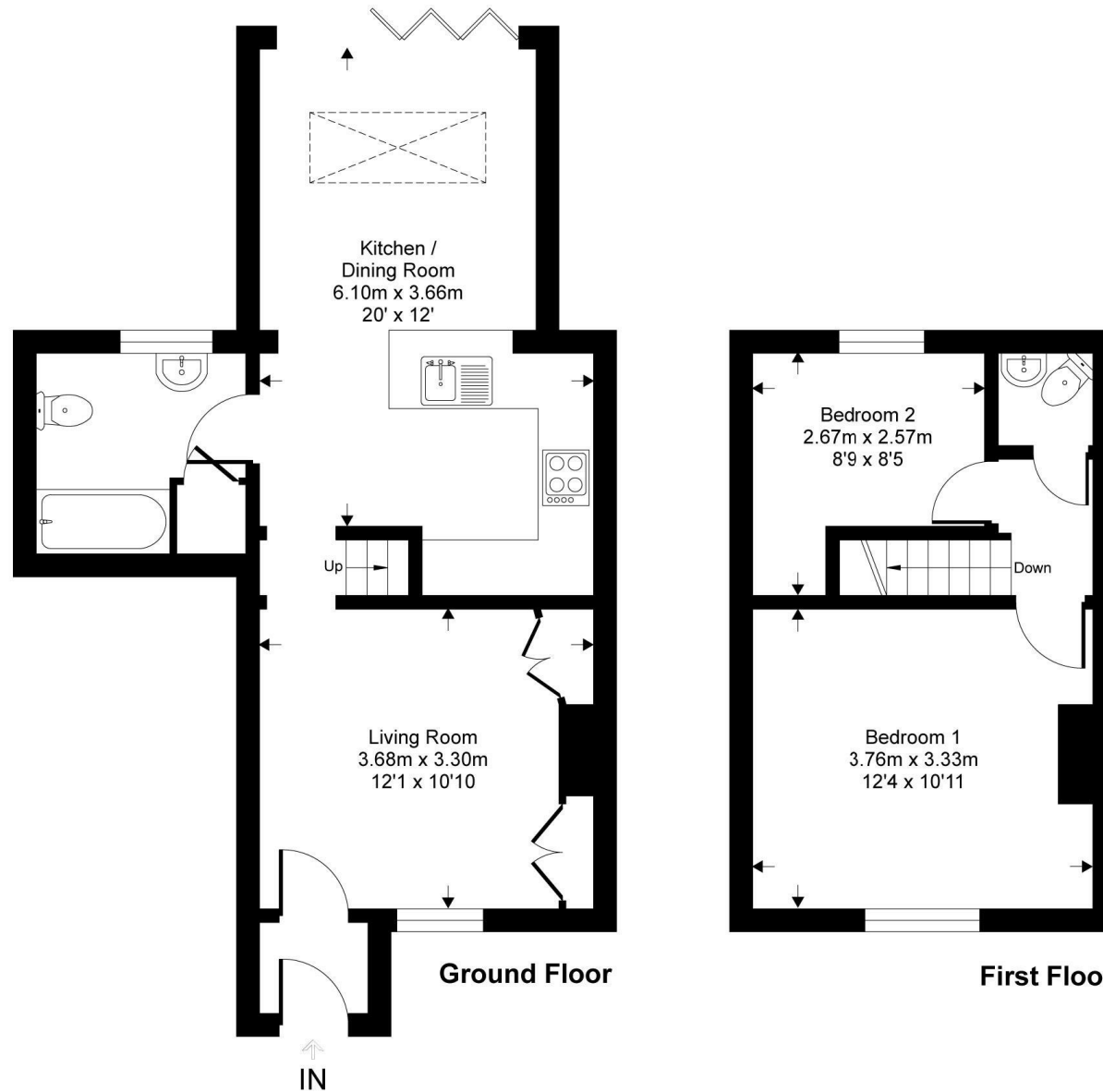
EPC: E

Local Authority:

Council Tax Band: Currently Business rates as used as a holiday let.

# Paines Cottages

Approximate Gross Internal Area = 62.6 sq m / 674 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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