

**RUSH
WITT &
WILSON**



**1 Old Post Office Cottage Harbour Road, Rye Harbour, East Sussex TN31 7TN
Guide Price £575,000**

**SUPERB VILLAGE HOUSE ONLY A SHORT WALK FROM
ESTUARY AND NATURE RESERVE**

Rush Witt & Wilson are pleased to offer an exceptionally well presented coastal style contemporary home forming part of a small gated development in the coastal village of Rye Harbour. The spacious and versatile accommodation is arranged over three floors and comprises kitchen / dining room with access to the garden, utility room and cloakroom on the ground floor. Triple aspect first floor living room with kitchenette area and study / bedroom. On the second floor, there are three further bedrooms, one with an ensuite shower room and a family bathroom. There is parking to the front for two cars and hardstanding / drive leading to garage (currently being used as a terrace). Well stocked garden to the side. For further information and to arrange a viewing please contact our Rye Office 01797 224000.

Locality

Forming part of a small gated development the property occupies a tucked away position in the heart of the picturesque coastal village of Rye Harbour only a short walk from the estuary and nature reserve.

The village offers a general store, café, public house / restaurant, parish church, gallery and a community hall. As well as a yacht club and mooring / launching facilities.

The Rye Harbour Nature Reserve, with Visitor Centre and coffee shop, is a Site of Special Scientific Interest, readily accessible and gives access to miles of shingle beach extending to Winchelsea Beach and on to the cliffs at Fairlight. This forms part of the stunning coastline of the Rye Bay.

Further shopping, sporting and recreational amenities can be found in the near by town of Rye where there is a railway station with services to Brighton and to Ashford with high speed connections to London.

Reception Area

Stairs to first floor. Door to garage.

Cloakroom

5'10" x 5'6" (1.78 x 1.68)

Wash basin and wc. Tiled floor and generous wall tiling.

Utility Room

7'7" x 5'10" (2.33 x 1.80)

Worktop with inset sink and cupboards under. Space and plumbing for washing machine. Airing cupboard. Tiled floor.

Kitchen / Breakfast Room

17'8" x 12'9" (5.41 x 3.89)

Extensively fitted with a range of shaker style cupboard / drawer base units and matching wall mounted cabinets. Complementing wooden worktop, ceramic sink with mixer tap and separate boiling tap and inset Neff induction hob. Upright unit with Neff conventional and steam ovens. Further upright units housing full height fridge and freezer. Integrated dishwasher. Space for table and chairs. Two windows and double doors to the side.

First Floor

Stairs rise from the reception hallway to landing. Window to the rear.

Living Room

19'1" x 17'8" (5.84 x 5.41)

An impressive triple aspect room with a window to the rear and another with window seat to the side. Contemporary log burner. Range of built in storage.

Kitchenette

6'5" x 6'5" (1.98 x 1.97)

Perfect for making a cup of tea or pouring a glass of wine without having to go downstairs. Built in cupboard and integrated fridge. Worktop with inset sink. Display / storage shelving over.

Bedroom / Study / Hobbies Room

15'5" x 9'6" (4.7 x 2.90)

Window to the front. Range of deep cupboards / storage.

Second Floor

Stairs rise from the first floor landing. Skylight to the rear.

Bedroom

15'9" x 11'1" (4.82 x 3.39)

A light and airy room with window to the side and skylights to the front and rear. Built in wardrobes.

Ensuite Shower Room

8'2" x 6'2" (2.5 x 1.88)

A stylish modern room with shower cubicle, wash basin and wc. Heated towel rail. Tiled floor. Skylight to the front.

Bedroom

10'0" x 9'7" (3.07 x 2.93)

Window to the side.

Bedroom

13'3" x 7'2" (4.04 x 2.20)

Window to the front and side. Built in cupboard providing hanging and shelved storage.

Bathroom

7'7" 6'11" (2.33 x 2.13)

A modern suite comprising deep double ended bath, contemporary wash basin and wc. Skylight to the rear. Tiled floor.

Garage

17'6" x 9'2" (5.35 x 2.8)

Remote controlled door to the front. Personal door to the side and further door to reception hallway. Light and power connected. Wall mounted boiler.

Outside

The property is approached via remotely controlled double gates and a shared courtyard. There are two designated parking spaces to the front and a drive / hardstanding that leads to the garage, this area is currently fenced and used as a terrace but access could be reinstated.

There is a gate to the left hand side opening to a utility area, space for log storage, outside tap, oil storage tank etc. The path extends behind the property and leads to the garden, this is also accessed directly from the kitchen / dining room.

A beach / nautical themed garden abuts the property, there are established beds containing a variety of seasonal flowers and bulbs. There is also a pergola covered deck. A large raised bed currently used to grow herbs and salad crops.

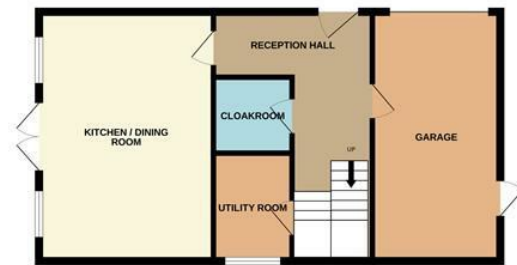
Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band D

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

