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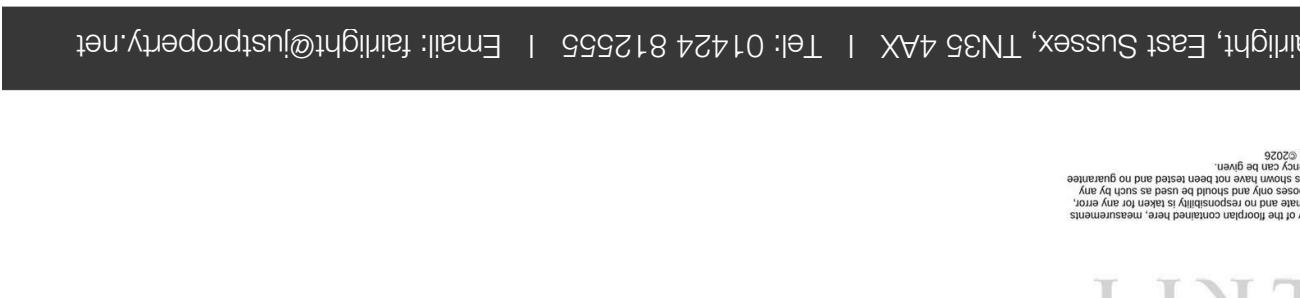
# FLOORPLANS

Bide Cottage Rock Channel, Rye, TN31 7HJ



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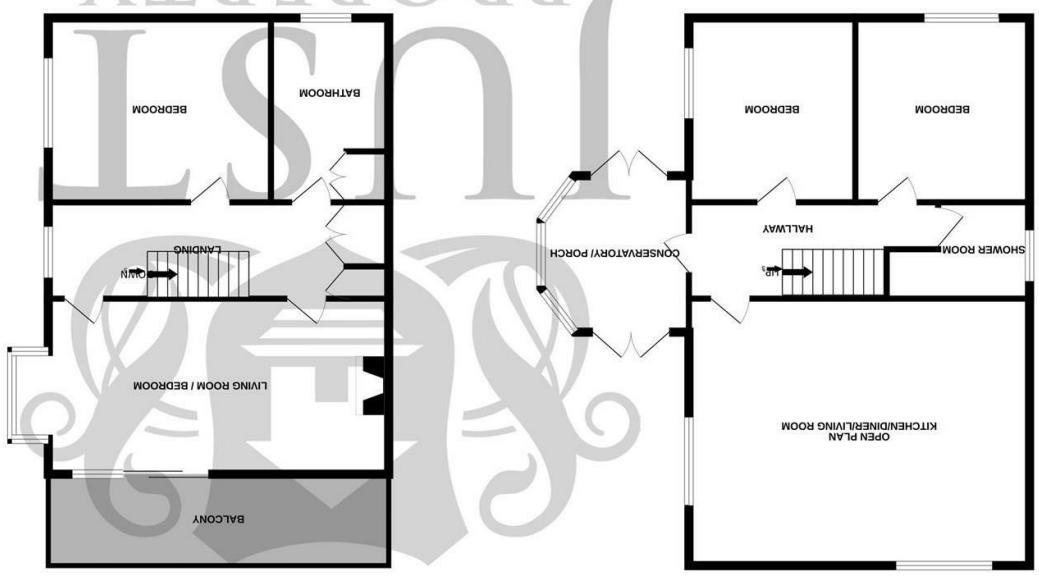


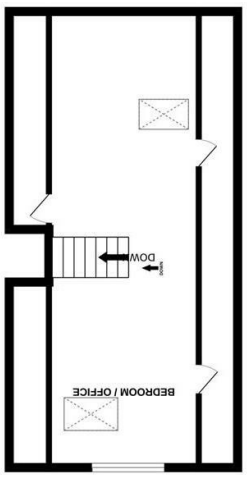


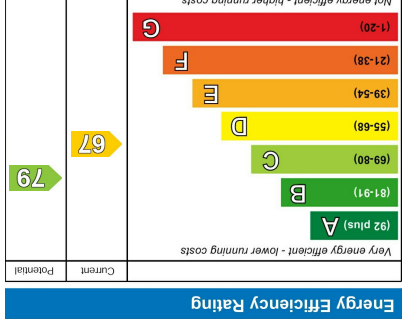


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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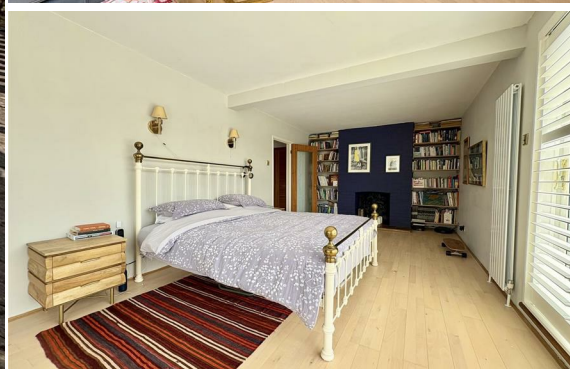
# Bide Cottage Rock Channel, Rye, TN31 7HJ

Freehold

£675,000



Freehold

£675,000

4 Bedrooms | 2 Receptions | 2 Bathrooms | 1840.63 sq ft

## PROPERTY DETAILS

*CHAIN FREE*

A truly individual and deceptively spacious detached family home, occupying a unique position in the heart of the historic town of Rye and enjoying wonderful views across the adjoining harbour.
Offered to the market for only the second time in approximately 45 years, the property provides exceptionally versatile accommodation arranged over three floors and would be equally suited to family living, those working from home or buyers looking for flexible guest accommodation.

The ground floor is approached via a conservatory entrance which opens into a generous entrance hall. From here there is access to a spacious open-plan kitchen/dining room, fitted with a range of units and integrated appliances with ample space for a large dining table. There are also two double bedrooms and a shower room/WC on this level.

On the first floor is a particularly impressive living room, enjoying a bright double aspect with sliding doors opening directly onto a large balcony overlooking the harbour. Currently utilised as a bedroom, this room further demonstrates the flexibility of the accommodation. A further double bedroom and family bathroom are also located on this floor.

The second floor provides a superb room measuring approximately 30ft in length, currently arranged as a substantial home office/studio. This fantastic space offers a variety of potential uses and could, subject to any necessary consents, create an impressive principal bedroom suite with dressing area and en-suite facilities. In its current arrangement, the house comfortably provides four/five bedroom accommodation.

Outside, gated off-road parking is provided to the front, whilst gardens extend to the side and rear with areas of lawn, established planting and patio seating areas. There is also a large garden shed providing useful additional storage.

A genuinely unusual home in a fantastic Rye location, combining generous and adaptable accommodation with a rarely available harbourside setting.

## ROOM DIMENSIONS

Front Door

Conservatory / Porch
9'8" x 9'2" (2.95m x 2.8m )

Entrance Hall

Kitchen/Diner
21'10" x 17'0" (6.68m x 5.2m)

Bedroom
11'8" x 10'9" (3.58m x 3.3m)

Bedroom
11'8" x 10'7" (3.58m x 3.25m)

Shower Room W.C

First Floor Landing

Reception/Bedroom
21'10" x 11'1" (6.68m x 3.4m )

Bedroom
14'7" x 11'8" (4.45m x 3.58m)

Family Bathroom W.C
11'8" x 6'10" (3.58m x 2.1m)

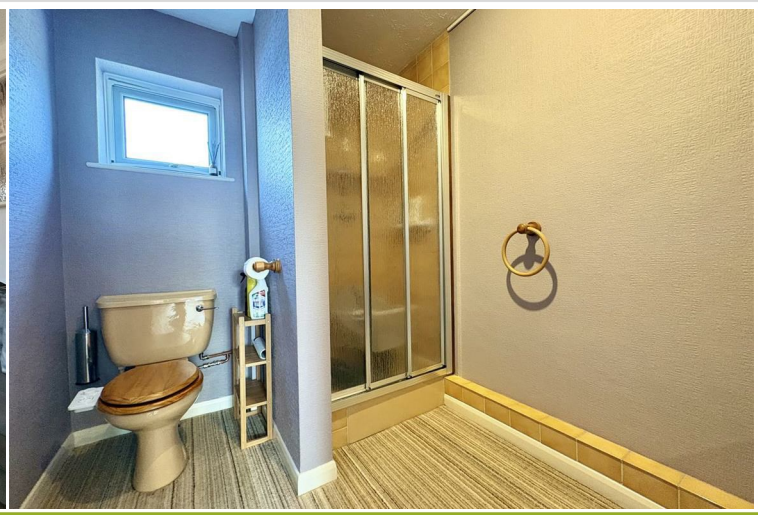
Bedroom/Office
30'1" x 10'9" (9.17m x 3.28m)

Driveway

Garden

## FEATURES

- CHAIN FREE
- Truly Individual Detached Family Home
- Unique Harbourside Position in the Heart of Rye
- Wonderful Views Across the Harbour
- Versatile Four/Five Bedroom Accommodation
- Spacious Accommodation Arranged Over Three Floors
- Superb 30ft Top Floor Office/Studio
- Gated Off-Road Parking & Gardens to the Side & Rear
- Excellent Potential for a Principal Bedroom Suite
- Impressive First Floor Living Room with Large Balcony



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.