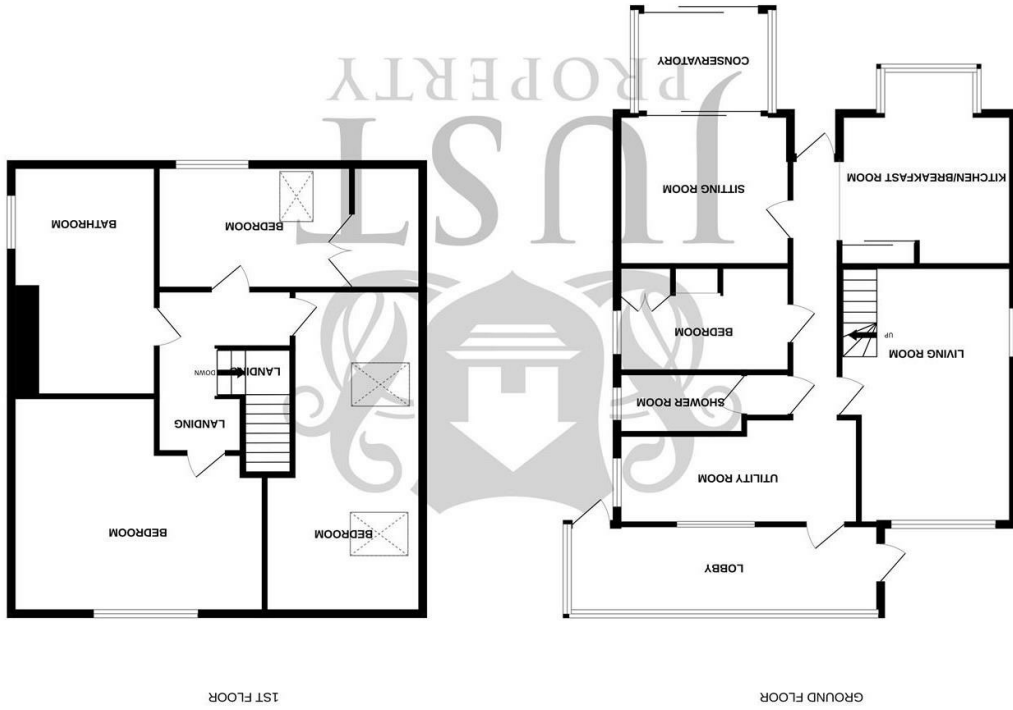


These drawings have been made to illustrate the proposed construction, measurements of doors, windows, rooms and any other items are approximate and not intended to be used for any purpose other than to illustrate the proposed construction. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Potential	67
Current	52



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Castle View Tram Road, Rye Harbour, TN31 7TZ

FLOORPLANS



4 Bedrooms 2 Receptions 2 Bathrooms 1776.05 sq ft

Freehold

£475,000

Castle View Tram Road, Rye Harbour, TN31 7TZ





4 Bedrooms 2 Receptions 2 Bathrooms 1776.05 sq ft

PROPERTY DETAILS

A charming detached family home situated in the heart of the sought-after coastal village of Rye Harbour. Offering spacious and versatile accommodation, a wealth of character, beautiful established gardens and the significant advantage of private off-road parking, Castle View presents a wonderful opportunity to acquire a family home in one of East Sussex's most desirable coastal locations.

The accommodation is arranged over two floors and includes a spacious living room, separate sitting room and conservatory overlooking the gardens. The kitchen/breakfast room provides ample space for family dining and entertaining, while a useful utility room and ground floor shower room add practicality to everyday living.

A versatile ground floor bedroom offers flexibility for guests, home working or multi-generational living. To the first floor are three further well-proportioned bedrooms together with a family bathroom, creating comfortable accommodation for families of all sizes.

A particular feature of the property is its beautifully maintained and established gardens. Thoughtfully planted and lovingly cared for, they provide a delightful outdoor space with areas for relaxing, entertaining and enjoying the peaceful surroundings.

Further enhancing the appeal of the property is the provision of private off-road parking, a highly sought-after feature in Rye Harbour where parking is often at a premium.

Ideally positioned close to Rye Harbour Nature Reserve, the coastline and an abundance of scenic walks, the property is also within easy reach of the historic town of Rye, renowned for its cobbled streets, independent shops, cafés, restaurants and mainline rail connections.

A rare opportunity to acquire a characterful family home combining flexible accommodation, beautiful gardens and private parking in an exceptional village setting.



ROOM DIMENSIONS

Front Door	Conservatory
Lobby / Sun Room	10'0" x 8'0" (3.07 x 2.46)
20'8" x 6'0" (6.31 x 1.84)	Stairs to Landing
Utility Room	Bedroom
15'6" x 10'7" (4.73 x 3.24)	18'8" x 17'3" (5.69 x 5.28)
Living Room	Bedroom
20'7" x 11'8" (6.28 x 3.58)	24'4" x 10'7" (7.43 x 3.23)
Bedroom	Bedroom
11'10" x 8'11" (3.63 x 2.74)	13'9" x 8'7" (4.21 x 2.62)
Shower Room	Bathroom
8'5" x 4'10" (2.58 x 1.48)	14'6" x 9'8" (4.44 x 2.95)
Kitchen Breakfast Room	Off Road Parking
16'3" x 15'3" (4.97 x 4.66)	Mature Rear Gardens
Sitting Room	Variety of Sheds/ Out Buildings
11'11" x 11'9" (3.64 x 3.60)	

FEATURES

- Charming Detached Family Home
- Wealth Of Character And Original Charm
- Four Bedrooms, Including A Ground-Floor Bedroom
- Spacious Living Room And Separate Sitting Room
- Conservatory Overlooking The Gardens
- Kitchen/Breakfast Room
- Utility Room And Ground-Floor Shower Room
- Beautifully Maintained And Established Gardens
- Private Off-Road Parking
- Close to Rye Harbour Nature Reserve And The Historic Town of Rye

