

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located 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 International (22 mins), from where there are high speed connections to London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye and Cooden, Rye Lawn Tennis Club and sailing as well as many fine countryside and coastal walks.

Forming a terraced Victorian house presenting brick elevations set with double glazed windows beneath a pitched tiled roof, the rear elevation being colour washed and rendered.

The well presented accommodation comprises front door into the **entrance hall** with pine staircase rising to the first floor with cupboard under having space for a tumble dryer. Tongue and groove panelling to one wall, step down to the kitchen. **Living/dining room** having an open brick fireplace, bay window to the front, window to the rear, tongue and groove panelling to one wall.

Kitchen fitted with a range of base and wall mounted cupboards with Belfast sink, Range style cooker with 6 ring gas hob, ovens under and extractor fan over. Integrated dishwasher and washing machine, space for fridge/freezer. Tiled floor, exposed brickwork to splashbacks.

Door with stairs down to the **lower ground floor sunroom** which has full width glazing, tiled flooring and double doors out to the rear garden.

First floor landing with tongue and groove panelling to one wall, built in double airing and storage cupboard. **Bedroom 1** with bay window to the front. **Bedroom 2** with window to the rear and tongue and groove panelling. **Bedroom 3** has views over the rear garden and beyond with St. Mary's Church in the distance. **Family bathroom** comprising panelled bath, w.c, pedestal wash hand basin, window to the side.

Outside: To the front there is a decorative tiled path to the front door and small area of garden. The main rear garden is laid to lawn with a herringbone brick terrace and gravelled path to a rear gate providing a useful pedestrian right of way to the side of the terrace.

Local Authority: Rother District Council. Council Tax Band C
Mains electricity, gas and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £430,000 freehold

66 Udimore Road, Rye, East Sussex, TN31 7DS



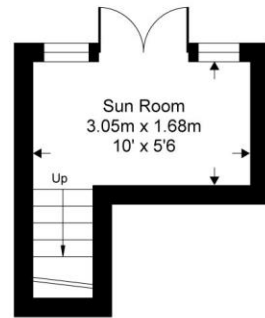
A three bedroom Victorian terraced house affording light, well presented accommodation with a delightful garden on the residential outskirts of the Ancient Town and Cinque Port of Rye.

- Entrance hall • Open plan living/dining room • Kitchen • Lower ground floor sunroom
- First floor landing • 3 bedrooms • Family bathroom • Gas heating • Double glazing • EPC rating D
- Enclosed rear garden

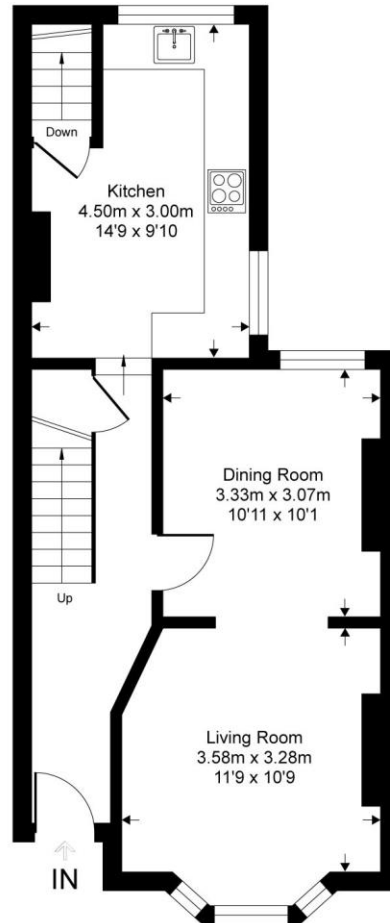


Udimore Road

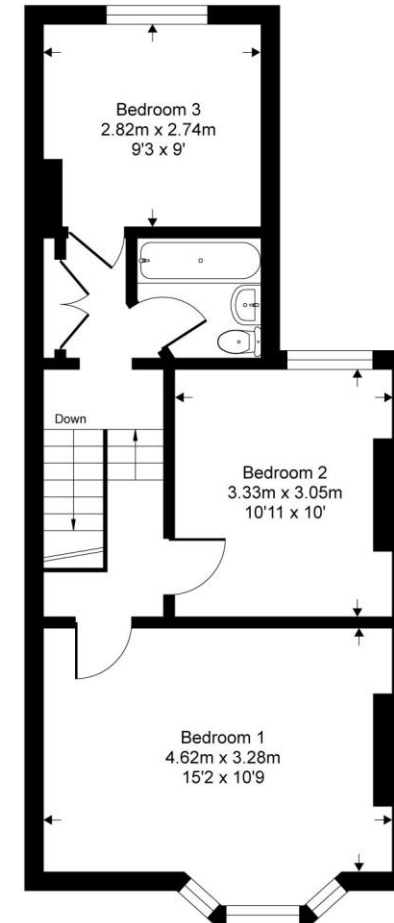
Approximate Gross Internal Area = 98.6 sq m / 1062 sq ft



Lower Ground Floor



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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