

PHILLIPS & STUBBS



coastal +
COUNTRY



Location

The property is located just 5 minutes' walk from the train station and 10 minutes from the High Street, 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 (22 mins), from where there are high speed connections to London St. Pancras in 37 minutes.

Accommodation

Rear garden door into the kitchen fitted with a range of base and wall mounted units with granite worksurfaces incorporating a gas range style cooker/hob with extractor fan over, tiled floor, space for dishwasher, integrated dishwasher, fridge and freezer, windows to side and rear. Door to inner hallway.

Living/dining room double aspect with doors out to the side garden, the rooms are separated by open studwork, the living area has a brick fireplace fitted with a wood burning stove and the dining area has a tiled flooring and a window to the side.

Bedroom 1 has built in wardrobes and window to the front.

Bedroom 2 also has built in wardrobes and double doors out to the rear garden.

Bathroom comprises, roll top bath, corner shower cubicle and wash hand basin. Separate w.c.

Outside

To the front there is a side gate which leads through the side garden and around to the rear enclosed courtyard garden which has an area of paved terrace. The garden adjoins the River Tillingham which continues past the historic Town windmill and out to the Strand Quay. From the garden there is a personal door into the detached single garage. Vehicular access is gained from the adjoining unmade track.

Further information

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 £395,000 Freehold

Paygate Cottage, 1 Udimore Road, Rye, East Sussex, TN31 7DS



Forming a detached single story cottage presenting brick elevations set with double glazed windows beneath a pitched tiled roof. This property is situated within walking distance of central Rye and has the added benefit of a garage.

- Detached Cottage
- Garage
- Chain free
- Short walk into Rye
- Living room / Dining room
- 2 bedrooms
- Enclosed rear garden
- Gas central heating
- Shower room & separate WC



EPC: D
Local Authority: Rother District Council
Council Tax Band: D

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk