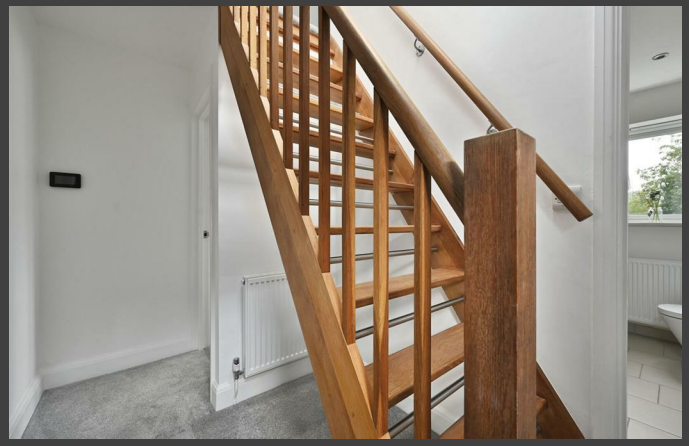
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Rye Harbour has a rich maritime history and the buildings reflect the village's association with the sea, including the Watch House, the Lifeboat Station and the Martello Tower which was built on the beachline of the time and formed part of the coastline defences during the Napoleonic Wars. A large part of the nearby Nature Reserve, renowned for its fauna and flora and as a haven for shore birds, is a "Site of Special Scientific Interest" (SSSI) and across it are extensive walks with access to the tranquil beach. Westward, extensive shingle, grazing land and marsh provide open country walking to Winchelsea and Winchelsea Beach. Camber Sands is about 7 miles by road. Local shopping facilities include a village stores, café, two public houses and sailing club. There are yacht moorings, a small fishing fleet and some commercial shipping. Two miles inland is the Ancient Town and Cinque Port of Rye with train services from Rye to Eastbourne and to Ashford, from where there are high speed connections for London St. Pancras (37minutes).

The heart of the house is the open-plan kitchen/dining room. Doors open directly onto a raised decked terrace. From here, steps descend to the enclosed rear garden.

The accommodation extends to four bedrooms, arranged over the upper floors. The principal bedroom enjoys an en suite shower room, while the remaining first-floor bedroom is served by a contemporary family bathroom. There are two further bedrooms on the second floor, one of which benefits from an en suite cloakroom, offering flexible accommodation for guests or home-working space.

The house has been thoughtfully updated throughout with a fresh contemporary aesthetic and an emphasis on natural light and practical living.

Outside, the enclosed rear garden has been designed for ease of maintenance and has a gate out to two allocated parking spaces which are accessed off the main road via a shared drive and electric double gates. Note: There is a 1/4 share for maintenance of the electronic gates and shared driveway on and 'as and when' basis.

Additional information
Local Authority: Rother District Council
Predicted mobile phone coverage: EE, Vodafone, O2, Three
Mains electricity and water. Mains drainage
Broadband speed: Ultrafast 1800Mbps
River and sea flood risk summary: Very low risk. Source Gov.uk

Offers In The Region Of £399,950 Freehold

Seaspray, Rye Harbour Road, Rye Harbour, TN31 7TN







A contemporary family house constructed around 2005 offering accommodation over three floors, the property has been recently refurbished including a new Grant Air Source Heat Pump (installed May 2026).

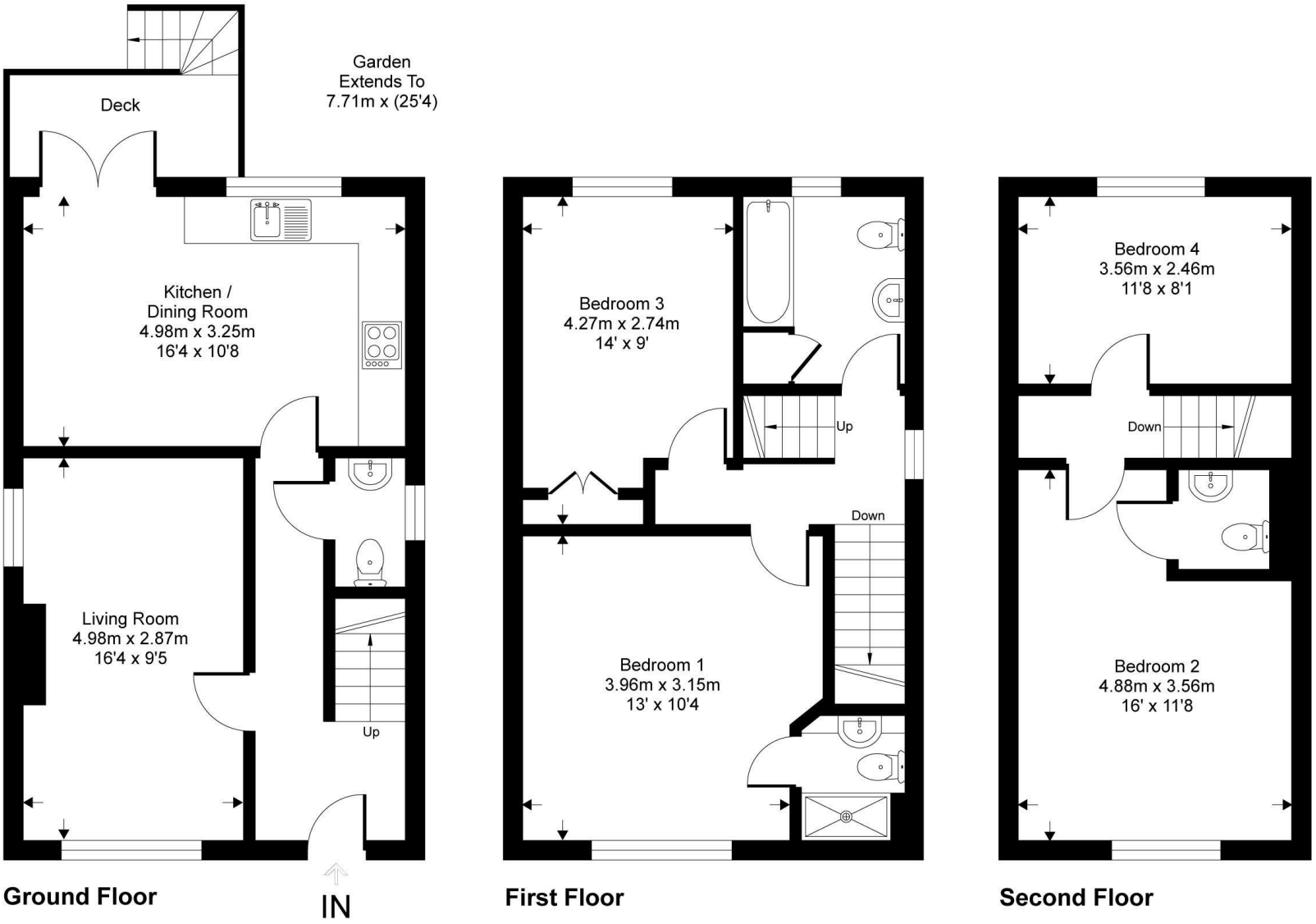
• Detached 4 bedroom house • Bedroom 1 with en suite shower room • Bedroom 2 with en suite wc • Kitchen/Diner • Living room • Enclosed rear garden • Two allocated parking spaces to rear



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

Seaspray

Approximate Gross Internal Area = 113.2 sq m / 1219 sq ft



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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