Warner Gray



13 Winchelsea Road, Rye, East Sussex TN31 7EJ

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Guide Price : £450,000

There is something rather special about being able to wander across to Rye's picturesque quayside, soak up the atmosphere of this historic town and then retreat to a home rich in period charm.

Lovingly and sympathetically refurbished by the current owners, this characterful 4/5 bedroom Edwardian property blends its traditional appeal with versatile accommodation for modern living. A pretty, private garden and sunny side patio provide a peaceful spot to unwind, while the town's independent shops, cafés, restaurants and station are all within easy walking distance.

Equally appealing as a permanent home or a coastal escape, this is a property that captures the very best of Rye living.

SITUATION: This lovely property is located just a short walk from the centre of Rye, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although a historic Cinque Port town steeped in history, Rye also has a comprehensive range of shopping, health and leisure facilities, as well as great cafes, restaurants, pubs and hotels. Rye has also become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a two-screen Kino cinema complex. The Romney Marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue. There are a wide choice of educational opportunities nearby and the town has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes.

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This substantial Edwardian home has enjoyed several chapters over the years, but the current owners have spent the last four years lovingly bringing it back to life. Their extensive refurbishment has created a comfortable home for modern living while carefully preserving and reinstating the period character. The result is a home with warmth, individuality and a lovely sense of history. Much of the work has been completed, leaving the new owner with the opportunity to put their own stamp on their new home.

The front door opens into a useful entrance area, with space for cloaks, before leading through to the main hallway. Stairs rise to the upper floors, with a large cupboard beneath providing valuable storage.

At the front of the house, the sitting room is a particularly inviting space. It is easy to imagine settling down here with a good book during the day or enjoying the warmth of the fire on a winter's evening.

Opposite, the spacious living/dining room offers a more sociable setting, opening through to the kitchen to create a natural flow between the two spaces. Ideal for both everyday family life and entertaining, this part of the house has a relaxed, welcoming feel.

The kitchen is full of vintage charm, with Shaker-style cabinetry, open shelving and metro tiled splash backs complementing the range cooker, wooden worktops and ceramic sink. It is a characterful space that sits beautifully within the period feel of the house.

To the rear, a useful shower room adds practicality, while the garden room provides a versatile bonus reception space. With plenty of potential, this could serve a variety of purposes, from a hobby room or home office to an additional sitting room or, subject to individual requirements, a ground floor bedroom.

On the first floor, the principal bedroom is a lovely feature of the house, enjoying views towards the quay and Rye’s historic citadel. An elegant Edwardian fireplace and bay window enhance its period appeal, while a wet room style shower room is conveniently positioned next door.

Two further rooms complete this floor, offering flexibility to suit different needs. Both could be used as bedrooms, or the middle room could become a dressing room or study, with the rear room potentially converted into a bathroom. We understand that plumbing is already in place, offering a useful starting point for anyone wishing to explore this option.

The second floor provides two further generous double bedrooms, both enjoying lovely views and offering excellent flexibility for family, guests or those needing additional workspace.

OUTSIDE

To the front, a small gravel garden provides a simple and attractive introduction to the property. A gate to the side leads through to a south facing patio beside the kitchen, making this an ideal spot for morning coffee or al fresco dining. Beyond, a further patio leads into a pretty, enclosed garden that is surprisingly private, offering a peaceful outdoor retreat in this wonderfully convenient setting. A handy timber summerhouse, currently used for storage, completes the outside space.

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

Location Finder : what3words: ///baths.shift.deluded


BREAD









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