

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies an elevated situated in the favoured private road location of Point Hill immediately to the north of 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 a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Eastbourne and to Ashford International with a high speed service to London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

An impressive detached house located on Point Hill in the charming town of Rye. This spacious property boasts generous living space, making it an ideal family home. With four well-proportioned bedrooms, and two inviting reception rooms.

The property also includes three modern bathrooms, ensuring convenience and comfort for all residents. The thoughtful layout of the home provides a harmonious flow between the living areas, making it easy to enjoy both quiet evenings and lively gatherings.

Outside, you will find parking available for several vehicles, adding to the practicality of this delightful residence. Rye is known for its rich history and picturesque streets, offering a unique blend of heritage and modern living. This home presents an excellent opportunity to immerse yourself in the character of this historic town while enjoying the comforts of contemporary living.

Accommodation as follows

Rear door into the kitchen/snug, the kitchen area is fitted with a good range of units with space for Range style gas cooker, granite worksurfaces. Utility area has additional built in cupboards with space and plumbing for washing machine and tumble dryer. The Snug has a fireplace fitted with a wood burning stove.

An inner hallway has stairs to the first floor and stairs down to a cellar.

The main open plan living/dining room has an open fireplace and bi-folding doors out to the rear garden. There are double doors into a study having a bow window to the rear

First floor landing with doors off to all bedrooms and family bathroom.

Bedroom 1 has a range of built in wardrobes and double doors out to balcony with glass balustrade, distant sea views. En suite bathroom.

Bedroom 2 also has an en suite shower room. There are two further bedrooms, both with built in wardrobes and a family bathroom.

To the side there is a gravelled driveway leading to an area of parking/turning and access to a detached double garage. There is a small courtyard to the front off the kitchen and a wisteria clad pathway leading to the rear garden which has a main area of lawn bordered by mature hedging and trees. A paved terrace overlooks the garden with shrub and flower borders.

Further information:

Local Authority: Rother District Council. Council Tax Band F

Mains electricity and water. Mains drainage.

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

Broadband speed: Superfast 1800Mbps available. Source Ofcom

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

Offers In The Region Of £895,000 Freehold

The Croft Point Hill, Rye, TN31 7NP



An impressive detached house located on Point Hill in the charming town of Rye. Comprising four bedrooms, three bathrooms, two reception rooms, double garage and wrap around garden.

- 4 Bedrooms - 1 with balcony • 3 bathrooms, 2 of which en suite • Detached garage • Dining/living room • Kitchen/snug with log burner • Study • Cellar • Garden • Gas central heating • Chain free



Directions: On approaching Rye, from the north on the A268, proceed through Playden and head down the hill towards Rye. Having passed the 'King's Head' public house on your right continue down the hill and take the next turning on the left into Point Hill. Follow the road around the sharp left hand bend where the property will be found on the left hand side.

EPC: D

Local Authority: Rother District Council

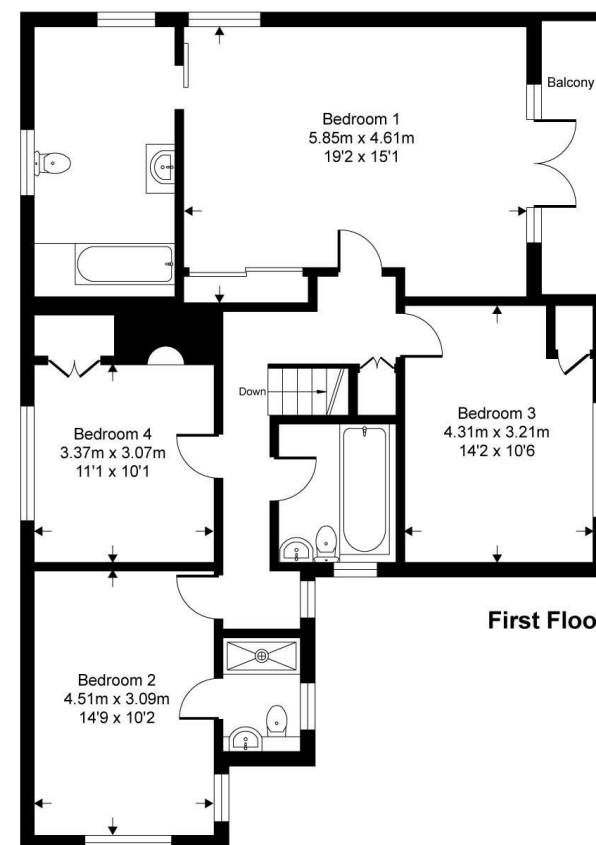
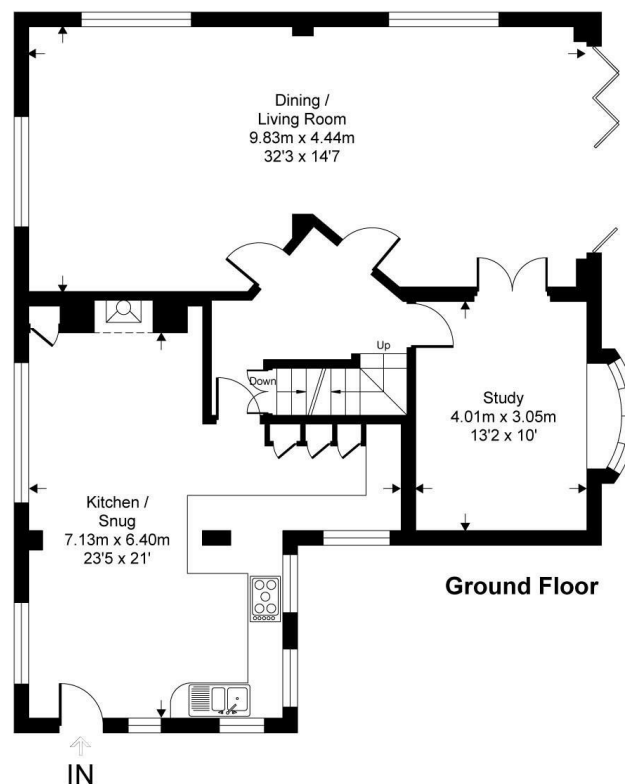
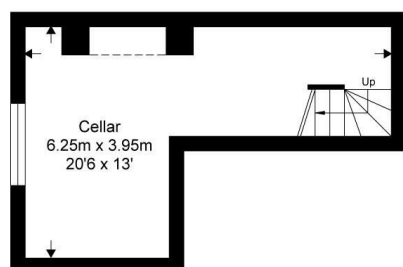
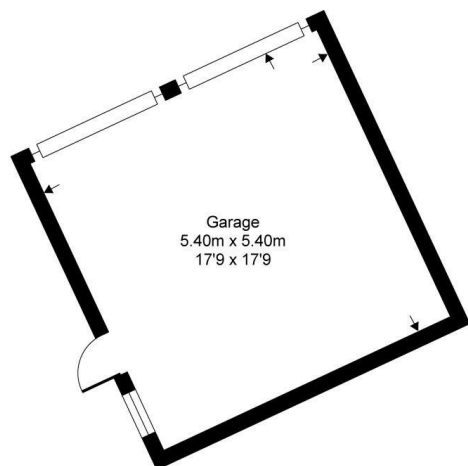
Council Tax Band: F

The Croft

Approximate Gross Internal Area = 214.3 sq m / 2307 sq ft

Approximate Garage Internal Area = 29.1 sq m / 314 sq ft

Approximate Total Internal Area = 243.4 sq m / 2621 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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