

Warner Gray



25 South Undercliff, Rye
East Sussex TN31 7HN

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Guide Price : £300,000

A deceptively spacious, beautifully modernised 2 double bedroom mid-terrace period cottage with south facing garden, located just a short walk from the centre of the historic Cinque Port town of Rye.

This wonderful property, which has been immaculately presented by the current owner in an on trend mid-century vintage style, is bursting with character and charm. Not only that, but it is deceptively spacious, offering accommodation over three floors that would suit the needs of a number of different buyers including those looking for a permanent home, coastal retreat or investment opportunity.

On the ground floor there is a cosy sitting room with open fire that links through to the spacious dining room where there is also space for an office or study area if required. The double aspect contemporary kitchen is at the back of the house with a door opening onto the landscaped garden. The back window overlooks the garden. To the first floor, there is a good size modern bathroom, a separate cloakroom, useful utility cupboard and pretty double bedroom.

On the second floor, a beautiful attic style double bedroom with extensive built-in storage, is a sanctuary away from the world.

Outside, the private enclosed south facing garden houses a large purpose built, maintenance free shed, perfect for storing all your outside paraphernalia.

Situated a stone's throw from the harbour and the centre of the picturesque town of Rye, this cottage is perfectly placed to take full advantage of all the amenities on offer, and for that reason, viewing is highly recommended.

SITUATION: This lovely property is situated close to the heart of the historic town of Rye, renowned for its cobbled streets, medieval fortifications and period architecture. Although the town is steeped in history, it 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 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, both on and off the water. 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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- Charming mid-terrace 2 double bedroom period cottage
- Stylishly modernised & beautifully presented throughout
- Deceptively spacious accommodation set over 3 floors
- Beautiful open plan living / dining space with open fire
- Modern fitted kitchen, bathroom & separate cloakroom
- Enclosed south facing rear garden with good size store
- Ideal as a permanent home / Coastal retreat / Holiday let
- Short walk to centre of Rye & all the local amenities
- Station with lines to Brighton & Ashford International
- Stone's throw from Rye Harbour Nature Reserve & Beach

The property comprises the following with approximate dimensions: **SITTING ROOM** 12'11 x 11'8. The front door opens into a charming sitting room featuring an open fireplace, ideal for relaxing on cosy winter evenings. Its open layout leading through to the dining area creates a wonderfully sociable and spacious feel. A stylish laminate floor runs throughout much of the ground floor, adding light and practicality to the space. Front window. Storage cupboard.

DINING ROOM 13'0 x 11'8. Ample space for a good-sized dining table, with the option to create a study or home office area beneath the stairs if desired. The feature fireplace now serves as an attractive log store for the open fire in the sitting room. An open doorway leads through to the kitchen beyond. Window to the rear. Staircase rising to the first floor.

KITCHEN 13'4 x 7'2. A bright, double-aspect kitchen enjoying lovely views over the garden beyond. Sleek, high-gloss white units create a clean and contemporary look, complemented by an electric hob with oven below and extractor above. There is space for a washing machine, dishwasher, and freestanding fridge/freezer, along with a cupboard housing the boiler. A door provides direct access to the garden.

Stairs from the ground floor lead to **FIRST FLOOR LANDING** which gives access to the bedroom on this floor, bathroom, cloakroom and utility cupboard. Stairs lead to the attic bedroom on the second floor.

BEDROOM 13'1 x 11'9. A pretty, spacious double bedroom with feature Victorian fireplace and window to the front.

BATHROOM A traditional style modern bathroom with white suite and space for free standing furniture. Panelled bath, separate glass screened walk-in shower, pedestal wash basin and low level WC. Heated towel rail. Obscure glazed window to the rear.

CLOAKROOM Situated next to the bathroom is a handy cloakroom with low level WC and wash hand basin. Over stairs built-cupboard.

UTILITY CUPBOARD Off the landing is a very useful walk-in utility cupboard which houses a tumble dryer, cloaks, vacuum cleaner and other household goods.

SECOND FLOOR ATTIC BEDROOM 18'7 x 13'1. As you climb the stairs to the second floor, you can have no idea of the wonderful surprise in store. This beautiful calming space is the perfect place to lay your head at the end of a long day. Extensive built-in storage. Windows to front and rear. NB: Some restricted head height to this room.

OUTSIDE To the front of the property, a metal gate opens onto a small garden area, ideal for bin storage. A rear alleyway serving several of the cottages provides access to a gate leading into the property's landscaped, south-facing courtyard style garden. A patio terrace immediately behind the house provides a perfect spot for outdoor dining, entertaining, or simply relaxing with a coffee. Beyond this lies a lawned area with a planted border running alongside the path that takes you down to a purpose-built, low-maintenance garden store, which provides valuable additional storage.

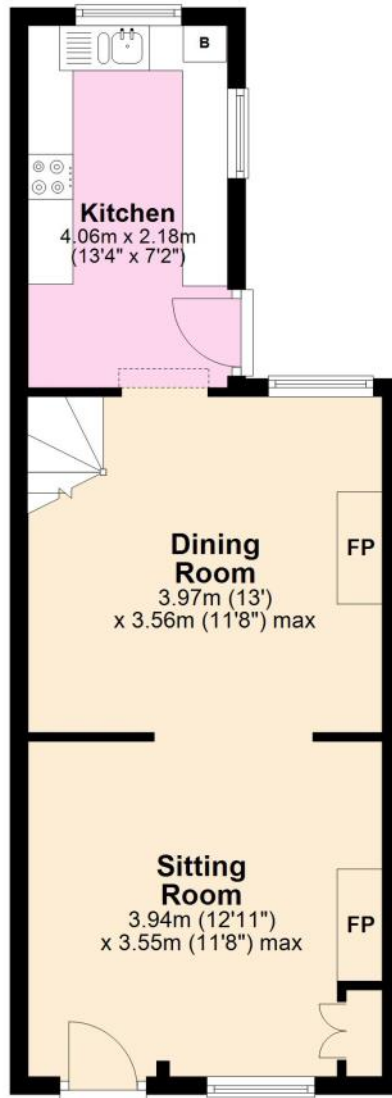
SERVICES Mains: water, electricity, gas and drainage. EPC Rating: E. Local Authority: Rother District Council. Council Tax Band: C. Location Finder what3words: ///deflation.hourglass.grab

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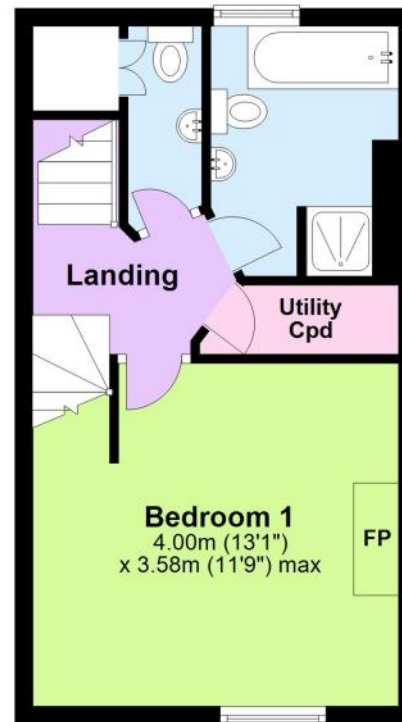
Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



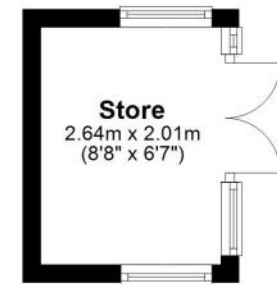
Second Floor

Approx. 17.3 sq. metres (186.0 sq. feet)



Outside Store

Approx. 5.3 sq. metres (57.1 sq. feet)



Total area: approx. 92.5 sq. metres (995.2 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property.

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