

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is found in the fishing village of Rye Harbour. Within the village itself there is a local shop, art gallery with tea rooms, café and a public house. Nearby is The Point consisting of a row of picturesque cottages and The William The Conqueror pub where the lower reaches of the River Brede and estuary can be seen. Rye Harbour originates from the early 19th century and was built by the excise men and harbour master at Rye to carry out their duties, with the fishermen to land their catches. The village also has a long established lifeboat station, there is also a Martello Tower built on the beachline at the time which formed part of the coastal defences during the Napoleonic wars. The Rye Harbour nature reserve lies in a triangle of land extending south from Rye past Rye Harbour to the sea and westwards towards Winchelsea Beach and northwards along the River Brede Renowned for its fauna and flora and as a haven for shore birds, a large part of the nature reserve is a "Site of Special Scientific Interest" (SSSI) - visit www.sussexwildlifetrust.org.uk for more information.

Front door into the entrance hall.

Living room having an open fire with stone surround and shallow bay window to the front.

Kitchen/dining room fitted with a range of base and wall mounted units incorporating a four ring electric hob with oven under and extractor fan. One and half bowl sink unit, space and plumbing for washing machine. Double doors out to the rear garden.

Bedroom 1 Built in triple wardrobe and window to front.

Bedroom 2 Built in triple wardrobe and window to rear.

Bedroom 3 Window to rear.

Family bathroom comprising panelled bath, pedestal wash hand basin, w.c, window to rear, tiling to floor and walls.

Outside: To the front there is a driveway providing off road parking and access to a detached single garage with an up and over door. The front garden is laid to lawn and there are sides gates leading through to the rear garden which has an area of decking with lawn beyond and hedge and fence enclosed.

Directions: From Rye, take the A259 in a westerly direction and turn left into Harbour Road, sign posted Rye Harbour. Upon entering Rye Harbour the property will be found within a short distance, set back on the left hand side.

Note: The above photos are generic views of Rye Harbour and surrounds and are not direct views from the property.

Price guide: £425,000 freehold

Caster Lan, Rye Harbour Road, Rye Harbour, Rye, East Sussex TN31 7TQ



A detached three bedroom bungalow situated in the fishing village of Rye Harbour close to the Nature Reserve and numerous coastal and countryside walks.

- Entrance hall • Living room • Kitchen/dining room • 3 bedrooms • Family bathroom
- Oil heating • Detached single garage • Off road parking • Gardens to front and rear • EPC rating E

Casterlan

Approximate Gross Internal Area = 98 sq m / 1053 sq ft (excludes garage)



Ground Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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