

# PHILLIPS & STUBBS



coastal +  
COUNTRY



New Road is one of the approach roads to 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 an extensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz Festival are held annually. From the town there are local train services to Eastbourne and to Ashford International from where there are high speed connections to London St. Pancras (37 minutes) and from there to Paris, Amsterdam and Brussels via Eurostar. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

A mid terrace property dating from the 1930s, presenting brick and part pebbledash elevations under a pitched tiled roof, with a good-sized rear garden, off road parking for several cars and a detached garage/workshop. The property has been extended in more recent years with the conversion of the roof space to provide an attic bedroom. The accommodation, which is in need of general upgrading and modernisation, is arranged over three levels, as shown on the floor plan.

A replacement double glazed front door with a canopy above opens into a hall with stairs rising to the first floor.

The living room has a window overlooking the front garden and a fireplace with a fitted electric fire. A wide open doorway leads to a kitchen/breakfast room

fitted with a range of cabinets comprising cupboards and drawers beneath marble effect counter tops with an inset stainless steel sink unit with mixer tap, below counter space for a washing machine, an inset 4 burner gas hob with a filter hood above and built in oven below and a wall mounted gas boiler.

From the kitchen a sliding door with matching side panels opens to the garden room with a pair of glazed double doors to the rear garden.

On the first floor there is a landing with a staircase to the second floor, two double bedrooms and a bath/shower room with a shower enclosure, close coupled wc, panelled bath, pedestal wash basin and an airing cupboard with a hot water cylinder.

On the second floor, there is a small landing with a built in storage cupboard and a further double bedroom with a large dormer window to the rear and a range of built in storage cupboards.

Outside: To the front of the property there is a small front garden with a paved path. To the rear is a larger than average irregular shaped area of garden set down to lawn with a paved pathway leading to a detached garage and workshop with an up and over door and a personal door to one side. A driveway provides vehicular access from King's Avenue and off road parking for two cars.

Directions: From Rye, take the A259 Folkestone Road towards Camber. Cross over the river Rother and No 8 New Road will be seen after a short distance on the left hand side.



Guide price: £295,000 Freehold

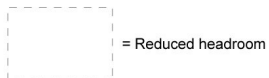
8 New Road, Rye, East Sussex TN31 7LT



An extended three-bedroom family house with a larger than average garden, off road parking and a detached garage/workshop.

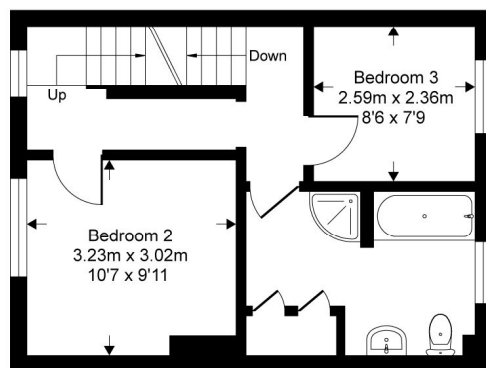
- Hall • Living room • Kitchen/breakfast room • Garden room • Landing • 3 Double bedrooms • Bath/shower room
- Gas central heating • Double glazing • EPC rating D • Front and rear garden
- Detached garage/workshop • Off road parking



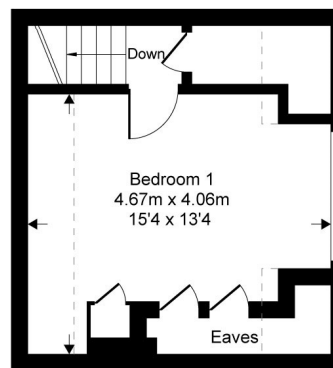


# New Road

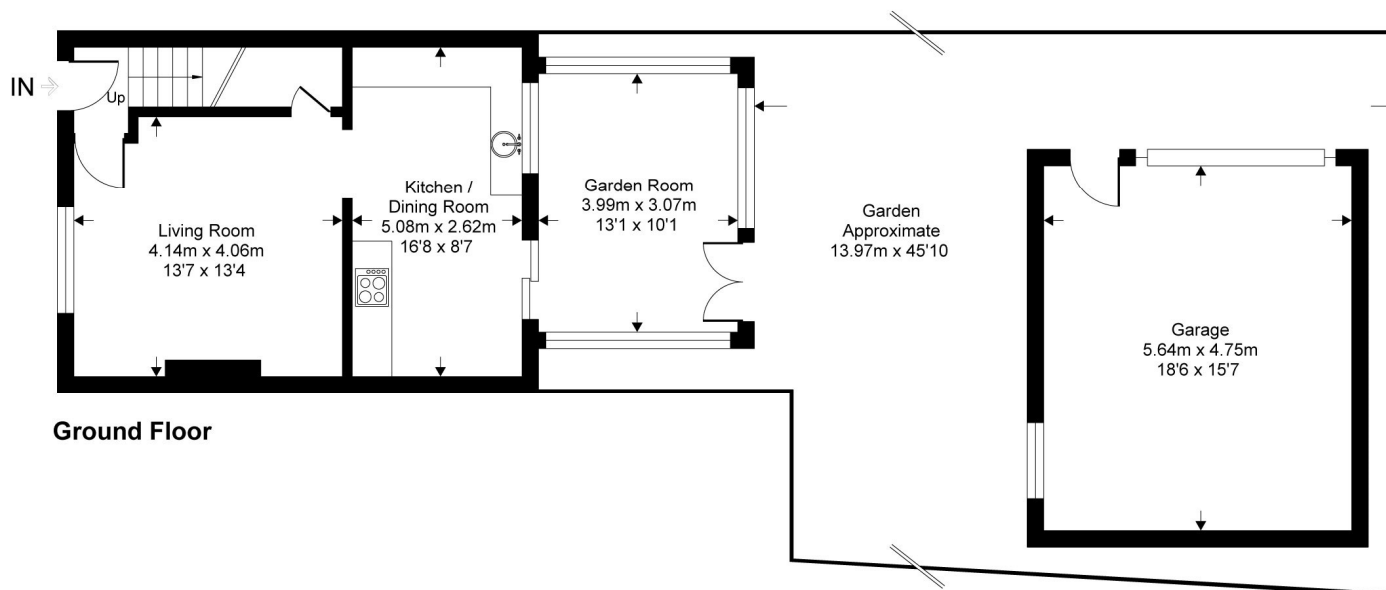
Approximate Gross Internal Area = 99.5 sq m / 1072 sq ft (excludes eaves & garage)



**First Floor**



**Second Floor**



**Ground Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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