



**Rye Harbour Road  
Rye  
East Sussex  
TN31 7TT**

**Offers In Excess Of £603,000**

**bettermove**

# Rye Harbour Road

## Rye

Bettermove are pleased to present this 5/6 bedroom detached Victorian house in Rye Harbour, set over three stories, this property is a rare find not to be missed.

The interior of this fantastic property comprises an entrance hallway, study, kitchen, dining room leading to the living room with a chimney stack, which has windows looking into the conservatory and studio space. The first floor has two wet rooms, a recreation room, a bedroom currently used as a study, with a feature fireplace and two further bedrooms. The second floor then has two more bedrooms.

The exterior boasts a rear courtyard garden with a gate leading to the harbour, a further walled garden with a patio area and a stunning wildlife garden including a pond. The property also has its own solar panels.

Located in the sought after coastal village of Rye Harbour on the River Rother, the property is close to the local restaurant, cafe, post-office, art gallery and village hall. It is also near Rye Nature reserve and the beach.

Rye town centre and train station are a short drive away for connections into Ashford and Brighton.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

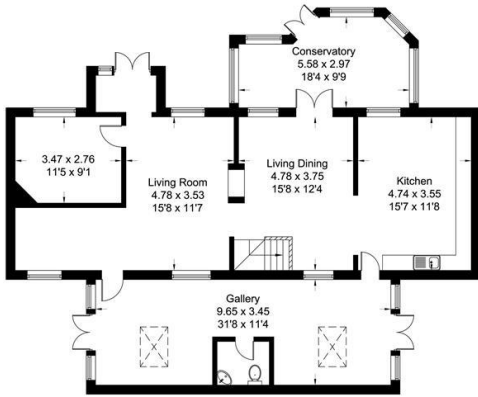
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# Stonerunner

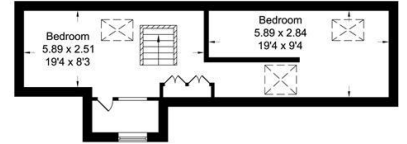
Approximate Gross Internal Area = 242.49 sq m / 2610 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purpose only, measurements are approximate, not to scale. © 2022

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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