PHILLIPS & STUBBS



coastal + COUNTRY







The property is located in Rock Channel, a mixed residential and commercial area adjacent to the Rive Brede within 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; Rye Festival is held annually. From the town there are local train services to Brighton (via Eastbourne) and to Ashford, from where there is a High Speed connection to London St Pancras (37 minutes). Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15mile radius, Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

A well proportioned three-storey townhouse offering versatile and well-planned accommodation together with a useful carport and separate store. The property is arranged over three floors, with the principal living accommodation enjoying an elevated position and balconies providing opportunities to enjoy the surroundings.

The ground floor provides an entrance hall with useful utility room, together with a generous carport and separate store. Stairs rise to the first floor where the spacious living room forms the heart of the house, with a large window bringing in plenty of natural light and doors opening onto a balcony. The adjoining kitchen is well placed for entertaining and everyday family life.

The second floor provides three bedrooms, including a generous principal bedroom with its own en suite shower room. Two further bedrooms are served by a family bathroom, while a further balcony provides an attractive outdoor space and an elevated aspect.

Overall, Bridge Point offers generously proportioned and flexible accommodation, combining a contemporary layout with excellent practical space, balconies, substantial storage and covered parking.

The property is approached via a covered entrance, opening into a welcoming entrance hall. From here, stairs rise to the upper floors, access to the utility room and the carport.

A useful and well-appointed utility room with space for laundry appliances and additional household storage. There is also a shower room/wc adjoining, providing useful facilities on the ground floor.

Stairs rise to the principal living accommodation where the impressive living room provides a generous and naturally light space. The room is comfortably large enough to accommodate distinct seating and dining areas. Doors open onto the balcony with views across the river.

The kitchen is positioned alongside the living room. There is a good range of fitted units and appliances.

Bedroom 1
The principal bedroom is a particularly generous room with built in cupboards, views over the river and door out to a balcony and there is also an en suite shower room.

Bedroom 2
A well-proportioned double bedroom with window to the front.

Bedroom 3
Providing a comfortable additional bedroom or home office with window overlooking the river.

The family bathroom includes a bath, separate shower, wc and wash hand basin.

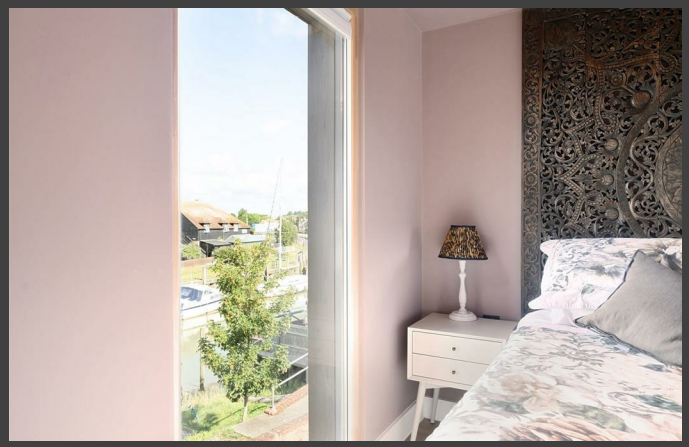
Outside
To the front there is a block paved driveway providing parking and access to the covered carport and separate enclosed store, electric car charging point. To the side is a recently landscaped garden with steps and access up to an upper level which enjoys an outlook over the river. Part of the side garden are Leased, further information upon request.

Further information
Local Authority: Rother District Council. Council Tax Band D
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast18000Mbps available.
Source Ofcom River and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In The Region Of £995,000 Freehold

1 Bridge Point, Rock Channel Quay, Rye, East Sussex, TN31 7HJ







The end property in this luxury collection of five contemporary riverside townhouses, situated in the Rock Channel area of the Ancient and Cinque Port Town of Rye, with parking.

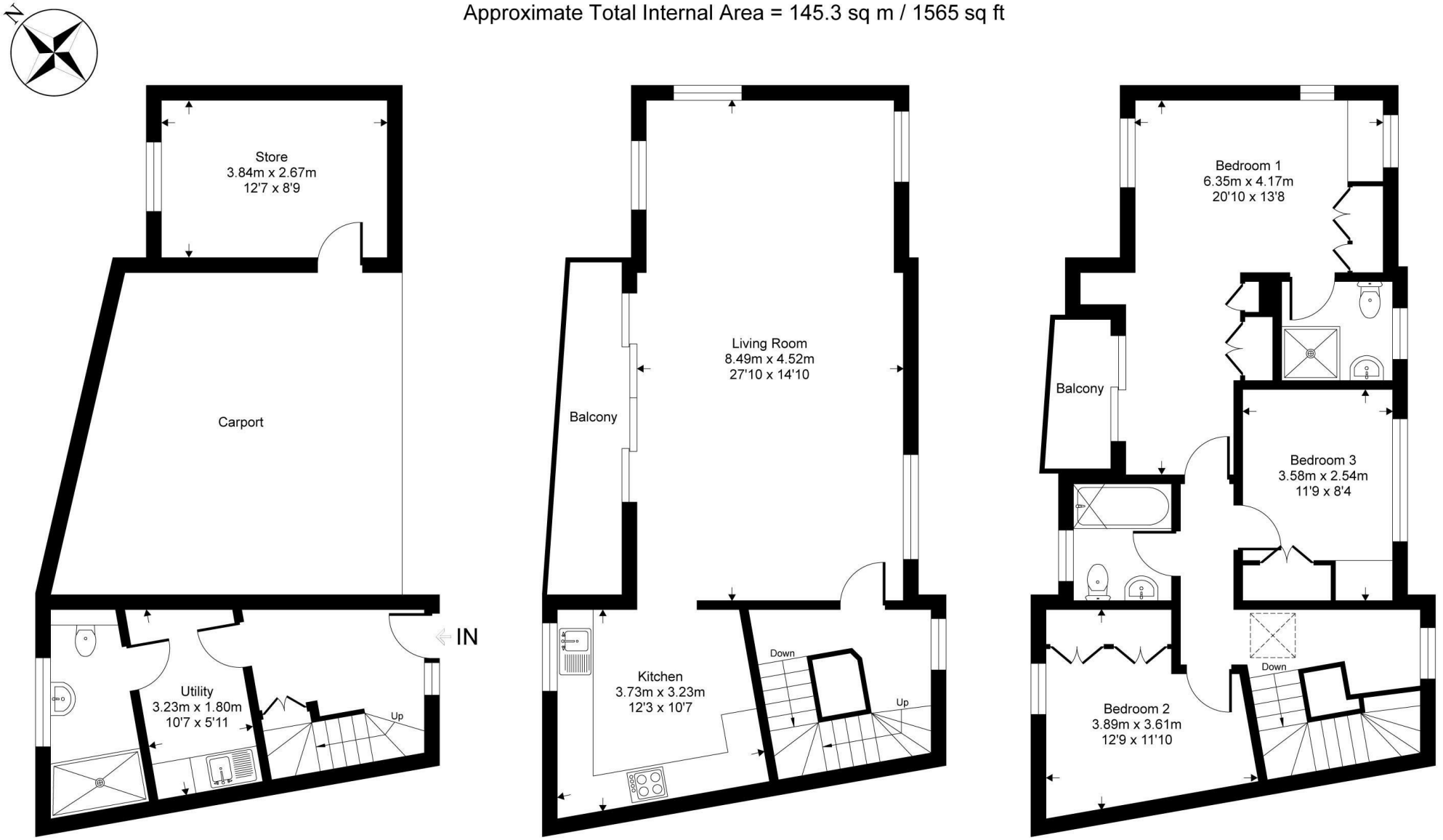
• Riverside townhouse • 3 bedrooms • Ensuite to bedroom 1 • 2 balconies • Private parking, car port and store • Landscaped garden • Electric car charging point • Underfloor gas heating • Two river boat moorings



EPC: B
Local Authority: Rother District Council
Council Tax Band: D

Bridge Point

Approximate Gross Internal Area = 135.1 sq m / 1455 sq ft
Approximate Outbuilding Internal Area = 10.2 sq m / 110 sq ft
Approximate Total Internal Area = 145.3 sq m / 1565 sq ft



Ground Floor **First Floor** **Second Floor**

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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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

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