



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



VIEWING HIGHLY
RECOMMENDED

new
instruction



Udimore Road, Rye, TN31 6DG

The Old Forge, CHAIN FREE, Detached, 3 Bedrooms.

Home + Castle are pleased to advertise The Old Forge which is believed to date back to the early 1900's. An absolute character property in a village setting, with a convenience store opposite, a bakery round the corner, woodlands and parkland minutes away. Off-road parking. Workshop. Very quirky and unique property.

FOR SALE
OFFERS IN EXCESS OF
£350,000

Summary of Layout

Ground Floor - Split Level

Open Plan Living Area with steps up to Kitchen Diner, Utility Room/ Cloak Room.

1st Floor

Bedroom 1 with En-Suite WC accessed via stairs from off kitchen diner.

Bedroom 2 with wet-room, Bedroom 3 and Family Bathroom accessed via stairs from living room.

Open Plan Living Area 35'6" x 16'6" (10.82m x 5.03m)

Wood burner, down lights, power points, radiators, under-stairs cupboard for storage, double glazed windows x 4 to front porch. Double glazed French Doors with glazed side panels leading to inner porch and decked area.

Kitchen Diner 15'5" x 14'11" (4.70m x 4.55m)

Modern kitchen with plenty of cupboards and worktop. American Diner style table and seating, 5 ring gas range style cooker (Included), integrated dish washer. integrated under counter fridge, power points, downlight and tiled floor. Space for American style fridge freezer.

Utility/Cloak Room 6'2" x 5'1" (1.88m x 1.55m)

WC, sink, plumbing for washing machine and wall mounted Worcester Gas Boiler. Tiled floor.

Inner Hall

Understairs cupboard and stairs to 1st floor and bedroom 1.

Bedroom 1 18'11" max x 11'5" max (5.77m max x 3.48m max)

Radiator, power points, pendant light, carpet and internal cupboard giving access to Bedroom 3. Double glazed window to front and another to rear of property. Skylight double glazed windows x 3. Restricted height.

Ensuite WC 8'8" x 3'7" (2.64m x 1.09m)

WC, basin with vanity unit and storage space. Restricted height.

Bedroom 2 14'1" x 10'3" (4.29m x 3.12m)

Radiator, power points, pendant light and carpet. Skylight double glazed windows x 4. Restricted height.

Wet Room 7'1" x 3'1" (2.16m x 0.94m)

Shower, WC and basin. Opaque double glazed window to side of property. Tiled floor and walls.

Bedroom 3 10'6" x 10'3" (3.20m x 3.12m)

Radiator, power points, pendant light, carpet and internal cupboard giving access to Bedroom 1. Skylight double glazed windows x 4. Restricted height.

Family Bathroom "L Shaped" 9'7" max x 5'6" max (2.92m max x 1.68m max)

Bath, WC and basin. Opaque double glazed window to front of property. Skylight double glazed windows x 2. Tiled floor.

Outside Front

Low level brick wall with piers. Paved area with plenty of space for plant pots and boxes.

Outside Rear

Good sized decked seating area with steps down to enclosed low maintenance garden with artificial grass. Several sheds for plenty of storage including a workshop to the rear. Area for off-road parking for 1 vehicle with double wooden gates to main road.

Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



THE OLD FORGE

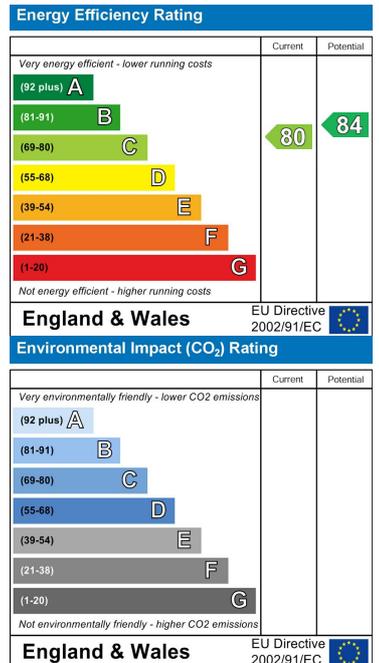
TOTAL FLOOR AREA : 1611 sq.ft. (149.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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