

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a commanding position in one of England's most famous and historic cobbled streets. Watchbell Street lies in the heart of the Conservation Area of 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 Arts Festival and Rye International Jazz Festival are both held annually and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford International with high speed connections to London St Pancras in about 37 minutes. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Originally built, in all likelihood, in 1487/8 by the mayor to entertain and impress King Henry VII on his visit to Rye, this outstanding Grade II Listed property, which now presents a fine Regency façade with sash windows, has period features of exceptional quality including an inglenook fireplace with a carved bressummer, wall painting, moulded beams, Tudor cornices, Queen Anne panelling, a Regency staircase and Flemish floor tiles. Benefitting from an award winning restoration, the light, well-appointed accommodation, which is of good ceiling height, is arranged over three levels, as shown on the floor plan and from the rear there are widespread views along the river Rother and over Camber Castle to the sea in the far distance.

The property is approached via a panelled front door in a surround with Doric pilasters and a rectangular fanlight above opening into an entrance vestibule with an inner door leading to a spacious reception hall with a Regency staircase to the first floor, a cloakroom with modern fittings and a door with steps down to a useful cellar with a lightwell, plumbing for a washing machine and hatch doors opening to the cobbled street.

To the front of the property is a magnificent dining room with a dais beam, moulded ceiling beams and an inglenook with a carved bressummer and medieval wall painting above. An inner passage with antique Flemish floor tiles leads to the parlour which overlooks the garden and has raised panelling of the Queen Anne period to the walls, an original Tudor cornice, a fine Victorian fireplace and glazed double doors with arched tracery opening to the terrace. Adjoining is a modern kitchen/breakfast room with a glazed door to the garden, which is fitted with a range of high quality cabinets comprising cupboards and drawers beneath corian work surfaces, an undermounted sink, space for a fridge freezer, a breakfast bar, a modern electric 3 oven Aga and a walk-in pantry.

On the first floor, there is a large drawing room with a cast iron fireplace with a tiled inner surround and a marble outer surround and French doors opening to a Regency style wrought iron balcony from where there are far reaching, widespread views to the sea in the distance. There are two double bedrooms on this level and two bath/shower rooms, one of which is en-suite. In addition, there is a utility/storage/kitchenette room with sink and storage cupboards. On the second floor, there are four further bedrooms, an ensuite shower room and a second family bathroom, giving a total of 6 bedrooms and four bath/shower rooms.

Outside: To the rear of the property is a delightful landscaped walled garden 30' x 28' with a wide Yorkstone paved terrace across the back of the house, from where distant views can be enjoyed. From the terrace, brick piers and steps centred on the French doors of the parlour lead down to an area of lawn with burgeoning cottage garden borders underplanted with tulips, iris, bluebells, etc. To one corner is an attractive brick outbuilding comprising a gardener's wc and garden store

Parking: The new owner of Watchbell Chambers will be immediately entitled to an unlimited parking permit (for one registered car in their name) in Watchbell Street provided they are a permanent resident.

Guide price: £1,320,000 Freehold

Watchbell Chambers, 27 Watchbell Street, Rye, East Sussex TN31 7HB



An outstanding Grade II Listed period property, subject to a multiple award-winning restoration and of significant architectural and historical importance, fronting a cobbled street in the Conservation Area of the Ancient Town with widespread views from the rear to the sea.

- Entrance vestibule • Reception hall • Drawing room with Regency style balcony • Parlour • Dining room
 - Kitchen/breakfast room • Utility room • Cloakroom • Cellar • Lift to all floors
- Two bedrooms with en suite facilities • Four further bedrooms • Two family bath/shower rooms
 - Walled garden • Gardener's wc • Garden store • Resident's permit parking scheme



Services: Local Authority: Rother District Council. Council Tax Band F
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

 = Reduced headroom

Watchbell Chambers

Approximate Gross Internal Area = 317 sq m / 3410 sq ft
 Approximate Outbuilding Internal Area = 5 sq m / 49 sq ft
 Approximate Total Internal Area = 322 sq m / 3459 sq ft
 (excludes restricted head height)



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.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk