

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located on one of the approaches 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, smaller retail units, guest houses, cafes and art/antique galleries 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 Eastbourne and to Ashford with high speed connections to London St. Pancras in 37 minutes and to the Continent. The M20 may be joined at Ashford. Sporting facilities in the area include golf at Rye and Cooden, sailing and many fine countryside and coastal walks.

Forming a mid terraced Victorian house presenting brick elevations set with double glazed windows beneath a pitched slate roof.

Front door into the **entrance hall** with stairs rising to the first floor. **Living room** bay window to the front with shutters, decorative cast iron fireplace.

Open plan dining/family room with double doors out to the rear garden, decorative cast iron fireplace, exposed pine floorboards, open recess under stairs. Wide opening to **Kitchen** part vaulted ceiling with Velux and fitted with a range of base and wall mounted units with space for a gas cooker and fridge/freezer. Quarry tiled floor, side door to garden. **Utility/cloakroom** with space for washing machine, window to rear, w.c.

First floor landing with stairs to the second floor. **Bedroom 1** with exposed pine floorboards, window to front, decorative cast iron fireplace, built in cupboard.

Family bathroom comprising panelled bath, separate shower cubicle, w.c, wand hand basin with cupboard under, built in cupboard, window to rear, cast iron fireplace, painted floorboards.

Second floor landing doors to bedrooms 2 and 3. **Bedroom 2** dormer window to the front, hatch to loft space. **Bedroom 3** Velux window to the rear, painted floorboards.

Outside: To the rear there is a courtyard with gate out onto a rear pedestrian path and right of way. A further gate opposite leads to a larger area of paved garden with useful Summerhouse/home office.

Directions: From Ferry Road in the town proceed over the railway crossing in the direction of Udimore on the B2089 and after a short distance take the first turning on your right into Tillingham Avenue where the property will be found on the left handside.

Note: There is a nearby area of land, behind the former Queen Adelaide public house, which has been allocated for development for 38 houses and 25 flats, the planning application is currently undecided. Plans can be viewed on www.rother.gov.uk. Planning reference RR/2017/1778/P

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

Guide price: £499,950 Freehold

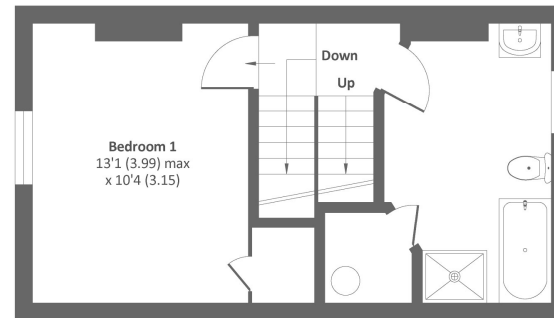
32 Tillingham Avenue, Rye, East Sussex TN31 7BA



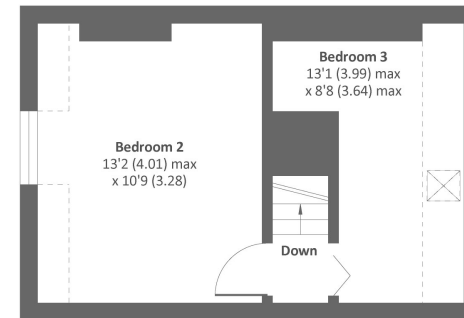
A three bedroom Victorian mid terraced house situated in a no through road on the edge of the Ancient Town and Cinque Port of Rye.

- Entrance hall • Living room • Open plan dining/family room opening into kitchen • Utility/cloakroom
 - First floor landing • Bedroom 1 • Family bathroom
- Second floor landing • Bedrooms 2 and 3 • Gas heating • Double glazing
 - Good sized rear garden with Summerhouse/home office
 - EPC rating E

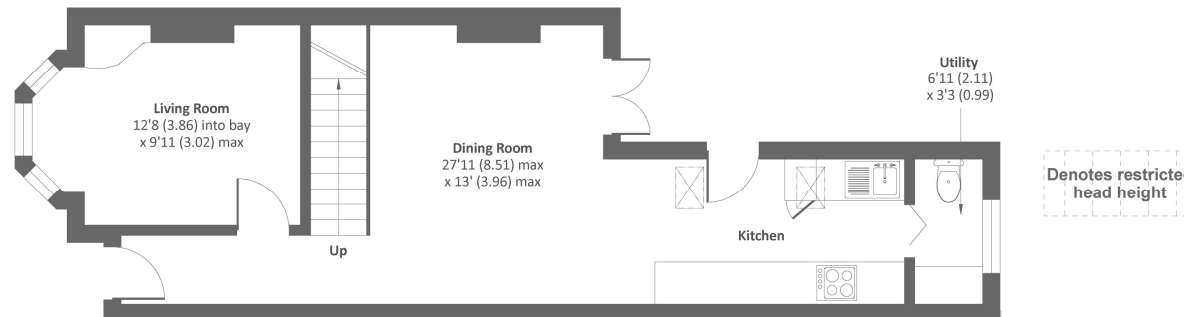
Approximate Area = 1025 sq ft / 95 sq m
Limited Use Area(s) = 41 sq ft / 4 sq m
Total = 1066 sq ft / 99 sq m
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Phillips & Stubbs. REF: 680803

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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