

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located in 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. From the town there are local train services to Eastbourne and to Ashford International with high-speed connections to London St. Pancras (37 minutes) and from there to Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

Forming a Victorian terraced house of colour washed external elevations beneath a pitched slate tiled roof. The well-presented living accommodation is arranged over two levels, as shown on the floor plan.

A front door with a fanlight above opens into a living room with a window to the front and glazed double doors opening to the dining room, which has a glazed stable door to the garden and stairs rising to the first floor with a storage cupboard under.

From the dining room, an open doorway leads to the kitchen, which has a window to the side overlooking the garden and a roof lantern, an L-shaped work surface to 2 walls with cabinets beneath, an inset ceramic hob with a

stainless-steel filter hood above and appliance space beneath, an inset sink unit with mixer tap, an integrated dishwasher and reclaimed vintage wood horizontal panelling to one wall.

On the first floor, there is a small landing, one double bedroom and one single bedroom, together with a shower room with fittings comprising a close coupled wc, wash basin with vanity unit and a walk-in shower.

Outside: To the rear of the property is an attractive enclosed paved courtyard garden which features part of the Grade I Listed medieval Town Wall. To one corner adjoining the kitchen is a utility store with space and plumbing for a washing machine.

Further information:

Local Authority: Rother District Council. Council Tax Band C

Mains electricity, water and drainage.

Predicted mobile phone coverage: EE and Three

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Directions: From our offices in Cinque Ports Street, proceed in a westerly direction for approximately 150 metres where the property will be found on the left-hand side adjoining Wish Ward.

Guide price: £315,000 Freehold

| Cinque Ports Street, Rye, East Sussex TN31 7AD



A refurbished and well-presented two bedroom Victorian cottage with a walled courtyard garden situated within the Conservation Area of the Ancient Town and Cinque Port of Rye within close proximity to local amenities and mainline station.

- Living room • Dining room • Kitchen • Landing • 2 bedrooms • Shower room • Electric heating
- Double glazing • EPC rating D • Rear courtyard garden • Utility store

Cinque Ports Street

Approximate Gross Internal Area = 55.9 sq m / 602 sq ft (excludes utility)



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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