

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is well positioned within the Conservation Area of the medieval town of Rye, occupying a corner plot at the lower end of The Mint at the junction with Wish Ward, the Strand Quay area with small retail units, guest houses, cafes and art/antique galleries and Mermaid Street, one of the renowned cobbled ways leading to Church Square. The Ancient Town and Cinque Port is renowned for its historical associations and medieval fortifications, including the Landgate and Ypres Tower. From the town there are local train services to Eastbourne and to Ashford International, from where there are high speed connections to London St Pancras in 37 minutes. To the west is the historic town of Hastings with its seafront and promenade whilst inland are the towns of Battle with its Abbey and Tenterden with a tree lined High Street and greenswards. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

A well presented first floor apartment forming part of a Grade II listed nineteenth century period building with a curved gable end. The Mint elevation consists of a high stone wall which is probably part of the medieval Town Wall. The Wish Ward elevation is brick. Internally, the accommodation has good ceiling heights, is arranged on one level, as shown on the floor plan, and is presented to a high decorative standard.

Length of Lease: 999 years from October 2020. Maintenance: shared contribution with the ground floor apartment. Note: The freehold of the whole building also transfers with the sale.

The property is approached via a panelled door with canopy above opening into a small entrance lobby with stairs leading to the first-floor landing with windows to the front and rear, wooden flooring and a wall mounted gas boiler.

The triple aspect living room has a vaulted ceiling with a high porthole window, glazed double doors opening to an ornamental balcony overlooking the Strand Quay, further windows overlooking Wish Ward and Mermaid Street, wooden flooring, an ornamental fireplace with a decorative surround and an electric woodburning style stove and colour washed brick and stone walls.

The open plan, double aspect kitchen/dining room has windows to the front and rear, colour washed brick and stone walls, an exposed wood floor and a range of Shaker style wall and base cabinets with granite effect counter tops with tiled splash backs, an inset electric hob and filter hood, built in oven, stainless steel double bowl sink unit with drainer and space for a washing machine and fridge/freezer. Loft hatch to roof space.

The part vaulted double bedroom has a window overlooking Wish Ward, exposed beams and a range of built-in mirror door wardrobes to one wall.

The shower room has fully tiled walls and modern white fittings comprising a close coupled wc, wash hand basin with vanity cupboards and a walk-in shower enclosure.

Local Authority: Rother District Council. Council Tax Band C
Mains electricity, gas, drainage and water.

Predicted mobile phone coverage: EE, Vodafone, Three and O2

Predicted broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Rivers and sea flood risk summary: Very low risk. Source GOV.UK

Guide price: £300,000 Long leasehold of 999 years.
The freehold transfers with the property.

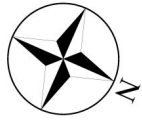
The Strand Gate, 55a The Mint, Rye, East Sussex TN31 7EN



An apartment forming the entire first floor of a Grade II Listed mid-nineteenth century period building occupying a corner position at the base of Mermaid Street with views over the Strand Quay in the Conservation Area of the Ancient Town and Cinque Port of Rye.

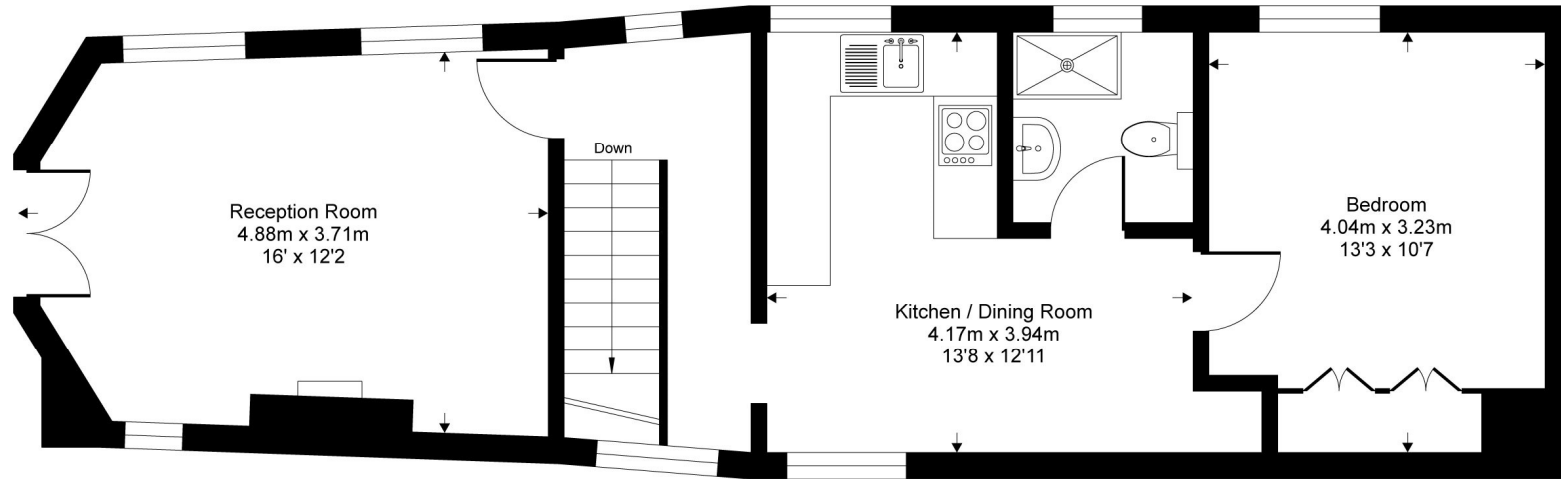
- Entrance hall • Landing • Triple aspect living room • Open plan kitchen/dining room • One double bedroom
- Shower room • Gas central heating • EPC rating D



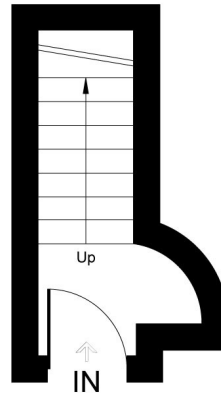


Strand Gate, 55a The Mint, Rye

Approximate Gross Internal Area = 57 sq m / 611 sq ft



First Floor



Ground 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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