

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated on the edge of a residential development on the outskirts 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 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 with high-speed connections to London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club, sailing on the south coast and many fine countryside and coastal walks.

A well presented one bedroom purpose built first floor apartment with views over the river Tillingham.

Lease details: 125 years from August 1998. Ground rent: £10 per annum

The property is approached via a double glazed front opening to a communal entrance serving four properties with a wide staircase leading to the first floor.

A front door opens to a private hall with a built-in cloaks cupboard and an access hatch to the roof space.

The well proportioned living room is to the front and has a rural outlook to the side.

The fitted kitchen/breakfast room, which overlooks the front, has an L-shaped work surface with tiled splashbacks, cupboards and drawers beneath, matching wall cupboards, breakfast bar, stainless steel sink unit, space for a fridge/freezer, below counter space and plumbing for a washing machine and a freestanding cooker with a filter hood above.

The double bedroom has an oblique rural outlook to the rear along the river Tillingham. Adjacent is an internal study. The bathroom has modern fittings comprising a panelled bath with a shower attachment and screen, pedestal wash basin and a close coupled wc.

Outside: To the rear is a paved communal area with a shared drying line and garden store.

Local Authority: Rother District Council - Council Tax Band A  
Services: Mains water, electricity and drainage. Modern replacement UPVC double glazing. Electrical certificate.

Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Low risk. Source GOV.UK

Directions: From our office in Cinque Ports Street in Rye follow the one way system in the right hand lane onto Ferry Road. Proceed over the level crossing and continue along Ferry Road. Take the second turning on your right into Mason Road and follow this until you reach the convenience stores. Turn left along Lea Avenue and then right into Pottingfield Road. Henley Close is the second turning on your left hand side. There is plenty of on street parking available close to the property.



Guide price: £160,000 Leasehold

14 Henley Close, Rye, East Sussex TN31 7BX

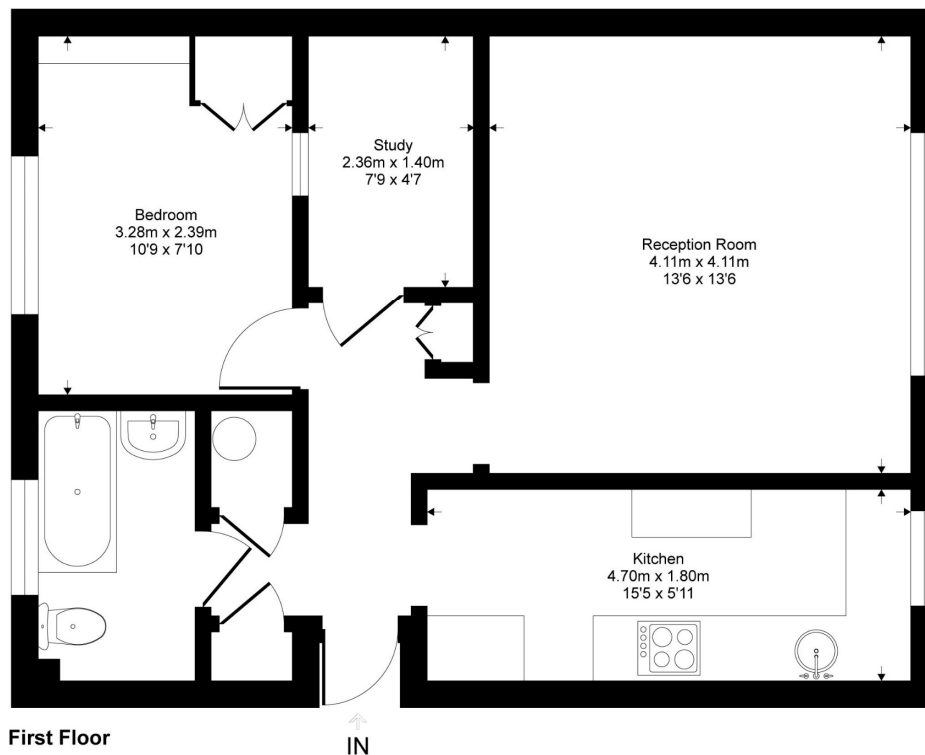


A well presented one bedroom purpose built first floor apartment with views over the river Tillingham situated on the residential outskirts of the Ancient Town and Cinque Port of Rye.

- Communal entrance • Hall • Living room • Study • Fitted kitchen/breakfast room • One double bedroom • Bathroom
- Fully double glazed • Electric heating • EPC rating C • Communal outside space • Garden store

## Henley Close

Approximate Gross Internal Area = 49 sq m / 528 sq ft



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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