

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a secluded yet convenient position within half a mile 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. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Brighton and to Ashford with connections to the Continent. There is a high speed service between Ashford and London St. Pancras in 37 minutes. 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.

A self contained ground floor apartment forming part of a character property that has been divided into four dwellings.

A communal front door opens into an entrance hall with a period staircase rising to the first floor apartments and an open archway to a rear hall with a part glazed door to outside.

A private front door for Flat 2 leads to an entrance hall with a built-in coat cupboard and storage cupboard. The combined double aspect living/dining room has windows to the front and side. The double aspect kitchen, which overlooks the rear garden, is fitted with a range of base and wall mounted units incorporating cupboards and drawers beneath marble work surfaces to two walls, an undermounted stainless steel sink, below counter space and plumbing for dishwasher and washing machine, space for a fridge, electric cooker with gas hob and a wall mounted gas boiler.

Bedroom 1 has a window to the rear and an en suite shower room with fittings comprising a shower enclosure, close coupled wc and wash basin. Bedroom 2 has a window to the front and a built in double wardrobe cupboard. The fully tiled shower room has fittings comprising a close coupled w.c, shower enclosure and a wall mounted wash basin.

Outside: To the front of the property is a communal path leading to the front door and to one side is a private front garden 40' x 30' approximately, set down to lawn with an established mixed border underplanted with shrubs. To the road frontage is an area of hardstanding providing non allocated off road parking. To the rear of the apartment is a further private area of raised garden of about 26' x 24' laid to lawn.

Lease commencing 1976. Term 999 years. 952 years remaining. Outgoings to cover maintenance and insurance by apportionment. The freehold interest in the property is jointly shared by the owners of the four apartments. Restrictions: The lease prevents sub-letting ie no holiday lets, etc.

Directions: Leaving Rye on the A268 towards Playden and Peasmarsch, turn right just after the railway bridge, into Military Road signposted Appledore where the property will be found after approximately half a mile on the left hand side.

Local Authority: Rother District Council. Council Tax Band B
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source Gov.UK

Guide price: £295,000 Long leasehold. Share of freehold

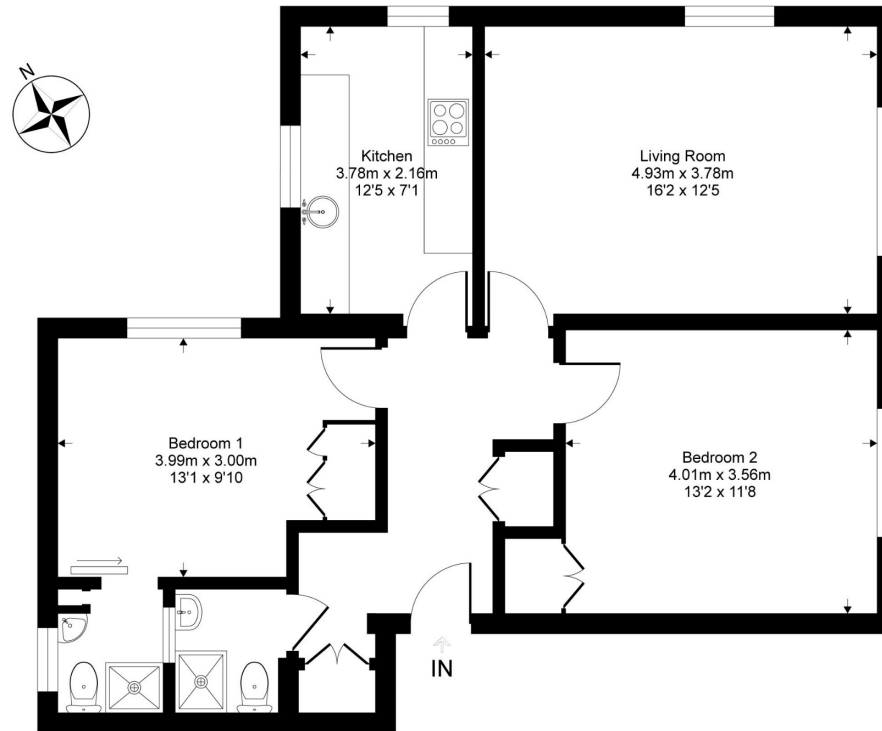
Flat 2 Guldeford Lodge, 26 Military Road, Rye, East Sussex TN31 7NY



A ground floor apartment forming part of a character house, together with a private garden and parking, situated within half a mile of the Ancient Town and Cinque Port of Rye.

- Communal entrance hall • Private entrance hall • Double aspect living/dining room • Kitchen • Two double bedrooms
- Two shower rooms (one en-suite) • Replacement double glazing • Gas heating • EPC rating D
- Non allocated off road parking • Private gardens to front and rear

Approximate Gross Internal Area = 69 sq m / 740 sq ft



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.

Copyright Casaphoto Ltd. 2023 - Produced for Phillips and 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