

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.

A modern town house forming part of a small private residential development, presenting part brick and part weatherboard clad elevations beneath a pitched tiled roof. The stylish, light-filled living space, which has recently undergone refurbishment and modernisation, is arranged over three levels, as shown on the floor plan.

Tenure: 999-year lease from 1973. Ground Rent: A peppercorn. Service charge currently £100/quarter. Meryon Court is self-managed. A one tenth share of the freehold transfers to a new owner with the sale. Restrictions: The property may not be used for holiday lets.

The property is approached via a paved forecourt and a recessed porch with a tiled threshold and a front door with glazed panels opens into a reception hall with stairs to the first floor, a wood parquet floor and a cloakroom off with modern fitments. A wide opening leads to a spacious open plan living area comprising an inner hallway with built in storage cupboards to one wall, including an integrated fridge freezer, and a snug/family room with parquet floor and glazed double doors opening to the garden room/greenhouse. To the other side is a double aspect kitchen/dining room with a window to the front overlooking the central courtyard and glazed double doors to the

rear garden. The modern kitchen space features dark wood cabinetry with handleless drawers, contrasting travertine work surface with an undermounted sink and integrated appliances along one wall, including a dishwasher, double oven and ceramic hob, as well as open shelving and parquet wood flooring.

On the first floor, there is a spacious living room with a large picture window to the front providing townscape views, one double bedroom overlooking the rear and a bathroom with contrasting green and white tiling and modern white fitments comprising a wall-mounted wc, bath and a floating vanity unit with wash basin.

On the second floor, there are two further double bedrooms, one of which has townscape views to the front, a range of fitted wardrobe cupboards and a wooden headboard that extends along one wall. In addition, there is a modern shower room of contemporary design with a mix of light-coloured tiles and terracotta-toned lower walls and floor, dual wash basins set into marble surrounds with a vanity unit beneath, a wall-mounted wc with a sleek minimalist design and a walk-in shower with black rain head shower separated by a glass panel.

Outside: To the rear of the property is a modern compact garden designed for outdoor living enclosed by an old wall and a dark slatted screen providing privacy and a contemporary backdrop to the seating area. Lush foliage adding greenery and texture flanks the pathway leading from the terrace to the functional timber framed greenhouse/garden room with a sink, translucent roof and large windows designed to maximise natural light.

Garage: Located close-by within the confines of the development. In addition, there are 7 visitor parking spaces. Meryon Court is approached from Market Road over a shared private access road leading to a communal landscaped central courtyard with raised planters and stone walls.

Guide price: £799,950
Long leasehold (999 year lease plus share of freehold)

6 Meryon Court, Rye, East Sussex TN31 7LY



A fully refurbished modern town house affording stylish, light-filled living space over three floors, together with a garage, forming part of a small private residential development located around a landscaped central courtyard in the Conservation Area of the Ancient Town and Cinque Port of Rye.

- Entrance hall • Cloakroom • Sitting room • Kitchen / dining room • Inner hallway
- 3 Double bedrooms • Bathroom • Shower room •
- Double glazing • Gas central heating • Photovoltaic solar panels • EPC rating B
- Part walled garden • Greenhouse/garden room • Single garage • Visitor parking



Further information:

Local Authority: Rother District Council. Council Tax Band F

Mains electricity, gas, drainage and water.

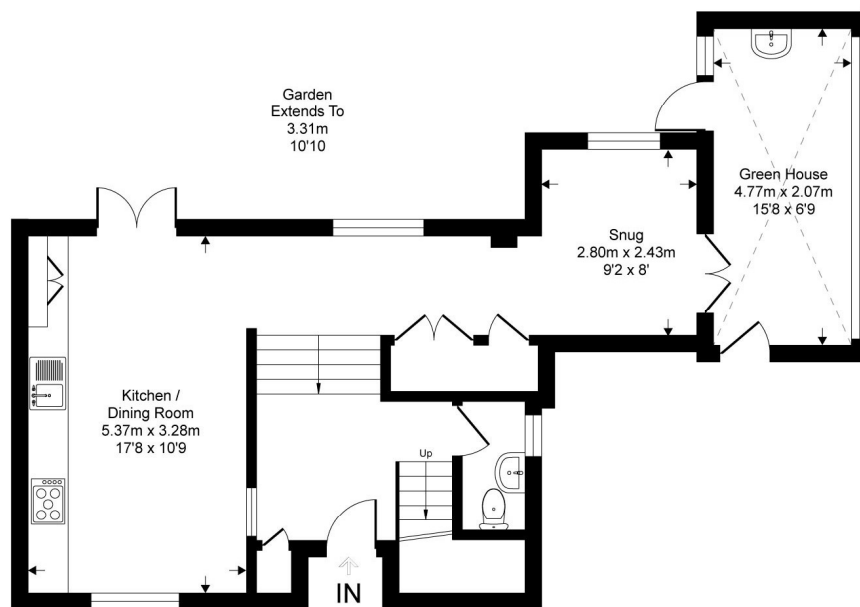
Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

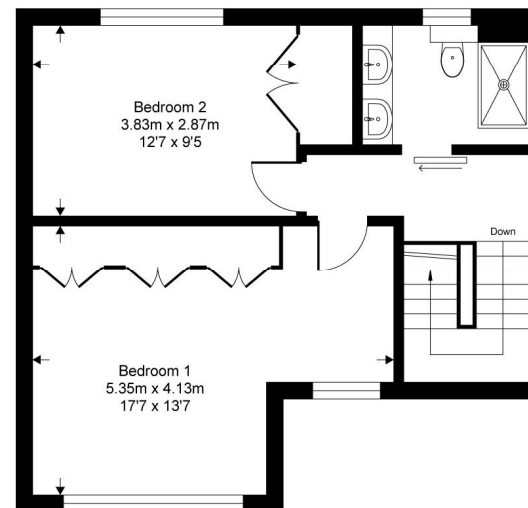
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Meryon Court

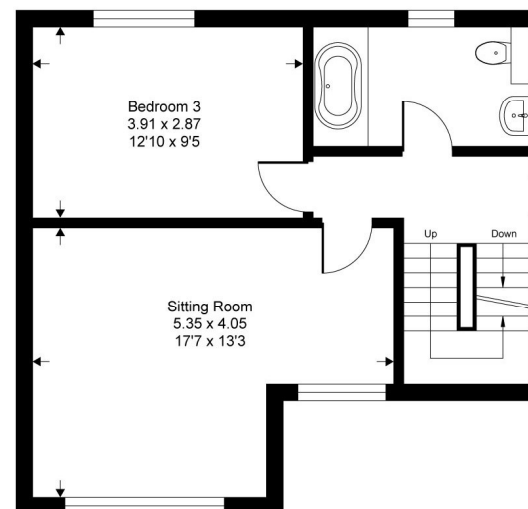
Approximate Gross Internal Area = 148.3 sq m / 1597 sq ft



Ground Floor



Second Floor



First 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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