

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a commanding position in one of England's most famous and historic cobbled street in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications including the Landgate and Ypres Tower. 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 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.

No.16 was formerly the home and studio of internationally renowned artist Henry Sheppard Dale (1885-1921) who exhibited mainly at the R.A and R.I. One of his works is hanging in nearby Lamb House, the former home of American novelist Henry James (1843-1916), now owned by The National Trust.

Forming a Grade II Listed terraced property presenting colour washed elevations to the front with projecting bay window. The rear elevations are of brick with tile hung upper elevations, again with two bay windows, all beneath a pitched tiled roof. The property now requires renovation and modernisation.

Decorative canopy porch with front door into the **entrance hall**, stairs rising to the first floor. **Living room** with bay window to the front, brick fireplace. **Drawing room** with bay window overlooking the rear garden, fireplace with woodburning stove.

Kitchen/breakfast room with basic fittings, bay window to the rear. Fireplace with stove. Door to **rear lobby/cloakroom**, fitted with a w.c, door to garden. **Cellar** has curved exposed stone walls with wooden flooring and store room.

First floor landing with stairs to the second floor. **Bedroom 1** with window to the rear, built in cupboards, cast iron fireplace, corner wash hand basin. **Bedroom 2** window to front with far reaching views. Cast iron fireplace. **Bedroom 4** window to side. **Family bathroom** comprising panelled bath, w.c, wash hand basin, window to rear.

Second floor bedroom 3 with tongue and groove panelling and dormer window to the front with far reaching views.

Outside: The rear garden is approximately 44' deep and is part wall enclosed with a brick terrace and lawn beyond. The **detached outbuilding/studio** provides storage on the ground floor with studio over (the middle photo above shows the studio) and external wooden staircase. Double gates onto Watchbell Lane.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 76Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £765,000 freehold

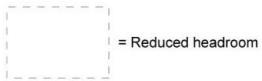
16 Watchbell Street, Rye, East Sussex, TN31 7HA



A Grade II Listed four bedroom cottage located in the heart of the Conservation Area with period detached outbuilding/studio fronting one the famed cobbled cul de sac streets enjoying far reaching views towards Winchelsea, Camber Castle and sea in the distance.

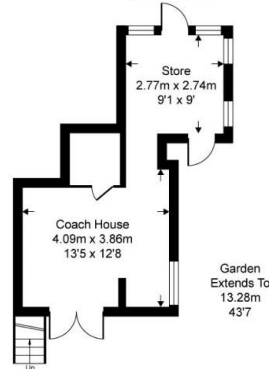
- Entrance hall • Living room • Drawing room • Kitchen/breakfast room • Cloakroom • Cellar
- First floor landing • Bedrooms 1,2 and 4 • Family bathroom • Second floor bedroom 3 • Gas heating
- Detached outbuilding/studio/store • Part walled garden approximately 44' deep • EPC rating D



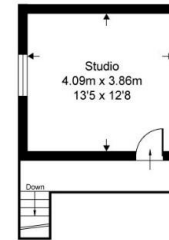


Watchbell Street

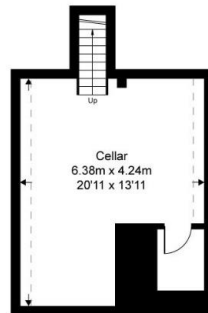
Approximate Gross Internal Area = 209 sq m / 2250 sq ft
 Approximate Outbuilding Internal Area = 41.1 sq m / 443 sq ft
 Approximate Total Internal Area = 250.1 sq m / 2693 sq ft
 (excludes restricted head height)



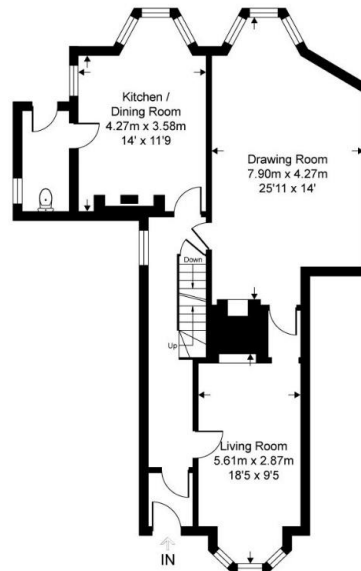
Coach House Ground Floor



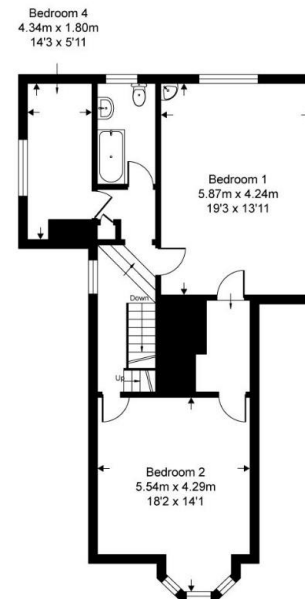
Coach House First Floor



Cellar



Ground Floor



First Floor



Second 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.

PHILLIPS & 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