

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated on the edge of the Ancient Town and Cinque Port of Rye, renowned for its historical associations and fine period architecture including the Parish Church of St Mary the virgin with its ornate gilded Quarter Boys clock and eighteenth century Town Hall. Nearby is the King's Head public house and The Hub www.hubonryehill.org.uk a wellbeing community space with a café. From the Town there are train services to Eastbourne and Ashford with connections to London. A high speed service is available from Ashford to London St Pancras with a journey time of just 37 minutes. The M20 may be joined at Ashford via the A2070 and A259.

The property forms a detached Colt bungalow, a timber framed construction clad with cedar shingles beneath a tiled roof. Colt Houses are based in Woodchurch, Kent and offer advice on maintaining the building. www.colthouses.co.uk

Note - Due to the 'non standard construction' we advise potential buyers that mortgage lending will be limited on this type of property, therefore further advice should be sought prior to any negotiations.

The accommodation comprises front door into an **entrance lobby** with inner door into the main **entrance hall** with a built in storage cupboard.

Living/dining room is triple aspect with a door out to the rear garden and an open fire with stone surround.

Kitchen/breakfast room fitted with a good range of base and wall mounted units incorporating a stainless steel sink unit, electric hob with extractor fan over and oven under. Door to the rear garden.

Bedroom 1 with two built in double wardrobes. **En suite shower room** comprising, shower cubicle, w.c and wash hand basin. **Bedroom 3/dressing room** is interconnecting with bedroom 1.

Bedroom 2 with a window to the rear.

Family bathroom comprising panelled bath, w.c and wash hand basin.

Outside: To the side there is a gravelled driveway providing off road parking for two cars and access to a detached single garage with electric up and over door. A side gate leads around to a paved terrace with path leading to another area of terrace with lawn beyond, the rear being fence enclosed.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 40Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £395,000 freehold

Llanberis, Saltcote Lane, Playden, East Sussex TN31 7NR

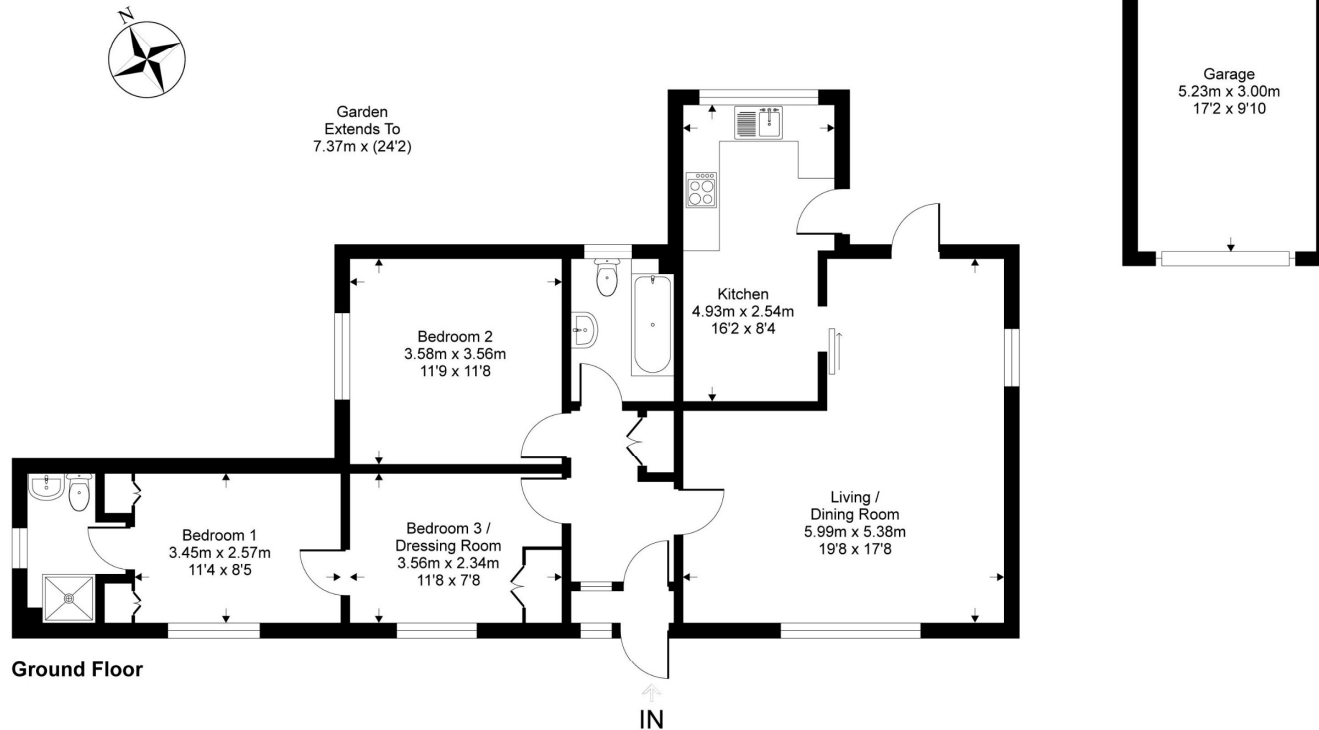


A detached Colt bungalow situated on the edge of the Ancient Cinque Port Town of Rye with off road parking and single garage.

- Entrance lobby • Entrance hall • Living/dining room • Kitchen/breakfast room • Bedroom 1 with en suite shower room • Bedroom 2 • Bedroom 3/dressing room interconnects with bedroom 1
- Family bathroom • Gas heating • Double glazing • Off road parking • Detached single garage
- Rear garden • EPC rating D

Llanberis

Approximate Gross Internal Area = 87 sq m / 936 sq ft
Approximate Garage Internal Area = 16 sq m / 169 sq ft
Approximate Total Internal Area = 103 sq m / 1105 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.

Copyright Casaphoto Ltd. 2024 - 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 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 15 Thayer Street, London W1U 3JT 0870 1127099 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk