

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Situated on one of the main approach roads in 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, and fine period architecture with half-timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. 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 Festival is held annually. From the town there are local train services to Hastings and Eastbourne and to Ashford from where there are high speed connections to London St. Pancras (37 minutes).

The property forms a mid terraced Grade II Listed cottage presenting colour washed brick elevations set with sash windows and parapet wall beneath a pitched tiled roof.

Front door into the **living room** having a fireplace fitted with a gas fired wood burning style stove, shelving and cupboards to either side of the chimney breast, exposed floorboards, sash window to the front.

**Kitchen/dining room** fitted with a range of base and wall mounted cupboards, 4 ring gas hob with oven under and extractor fan over. Space for dishwasher and fridge. Wall mounted gas fired boiler. Window to rear and part glazed door out to the garden. Stairs to the first floor.

**First floor landing** with doors to both bedrooms and shower room.

**Bedroom 1** sash window to the front, built in double wardrobe cupboard and shelving.

**Bedroom 2** has a window to the rear overlooking the garden.

**Shower room** comprises shower cubicle, wash hand basin and w.c

**Outside:** The rear courtyard garden measures approx. 24' deep and there is a useful small outbuilding. There is a pedestrian right of way along the rear of the terrace.

**Note:** Although nearby, the photograph of the Landgate arch is not a direct view from the property.

Local Authority: Rother District Council. Council Tax Band B  
Mains electricity, gas and water. Mains drainage.  
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



Price guide: £299,950 freehold

10 Tower Street, Rye, East Sussex, TN31 7AT

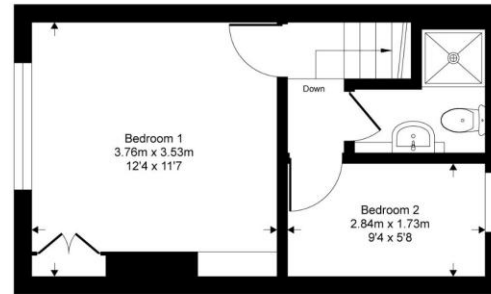


A two bedroom Grade II Listed cottage with rear courtyard garden situated in the Conservation Area of the Ancient Town and Cinque Port of Rye.

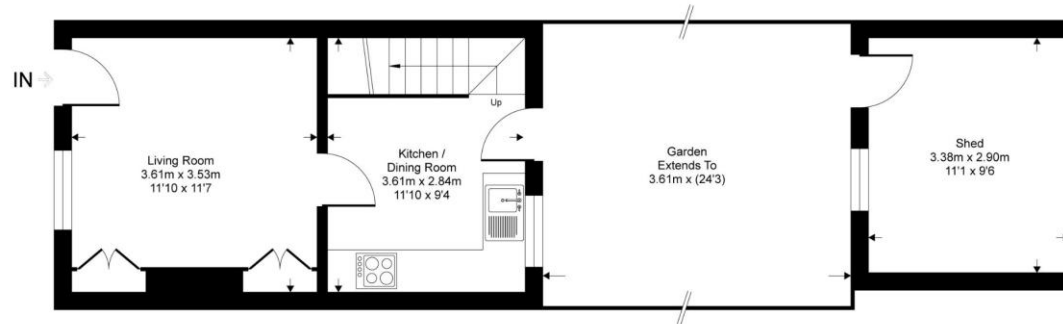
Living room • Kitchen/dining room • First floor landing • 2 bedrooms • Shower room • Gas heating  
Rear courtyard garden 24' deep with useful shed • EPC rating D

## Tower Street

Approximate Gross Internal Area = 47.7 sq m / 514 sq ft  
Approximate Outbuilding Internal Area = 9.7 sq m / 105 sq ft  
Approximate Total Internal Area = 57.4 sq m / 619 sq ft



First Floor



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. 2025 - 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](http://www.phillipsandstubbs.co.uk)