

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated 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 Festival is held annually. From the town there are local train services to Brighton and to Ashford with high speed connections to London St. Pancras in 37 minutes (1 hr 13 mins London to Rye) and to Paris/Lille/Brussels via the Channel Tunnel. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

The property forms an end of terrace house which is part of a small development of similar houses originally constructed around 2007, presenting part brick and part weatherboard elevations set with double glazed windows beneath a pitched tiled roof.

The accommodation comprises front door into the **entrance hall** with stairs to the first floor.

**Main open plan living/dining/kitchen area** having a window to the front, double doors out the garden, understairs storage cupboard. The kitchen area is fitted with a good range of base and wall mounted units incorporating a gas hob with oven under and extractor fan over, integrated dishwasher and fridge/freezer, one and a half bowl sink unit, window to side.

**Utility/cloakroom** fitted with a worksurface and sink unit, space and plumbing for a washing machine. Wall mounted gas fired boiler, w.c.

**First floor landing** with stairs to the second floor.

**Bedroom 2** has an outlook to the front and **bedroom 3** has a window to the rear.

**Family bathroom** comprising panelled bath with mixer taps/shower attachment, w.c, wash hand basin, tiled walls.

**Second floor bedroom 1** with a dormer window to the front and additional Velux, built in wardrobe/storage cupboard, hatch to loft space. **En suite bathroom** comprising panelled bath with mixer taps/shower attachment, w.c. wash hand basin, Velux window.

**Outside:** To the front there is a gravelled drive providing two off road parking spaces. The enclosed courtyard garden has an area of decking with low maintenance shingle beyond.

#### **Further Information:**

Local Authority: Rother District Council. Council Tax Band D

Mains electricity, gas and water. Mains drainage.

Annual maintenance charge to be confirmed.

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

Broadband speed: Superfast 1800Mbps available. Source Ofcom

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



Price guide: £575,000 freehold

6 Burnhams, Rye, East Sussex TN31 7LW



A modern end of terrace three bedroom townhouse situated within the Conservation Area of the Ancient Town close to local amenities and mainline station.

- Entrance hall • Main open plan living/dining/kitchen • Utility/cloakroom
  - First floor landing • 2 bedrooms • Family bathroom
- Second floor bedroom 1 with en suite bathroom • Gas heating • Double glazing
  - EPC rating C • Off road parking for two cars • Enclosed courtyard garden to side

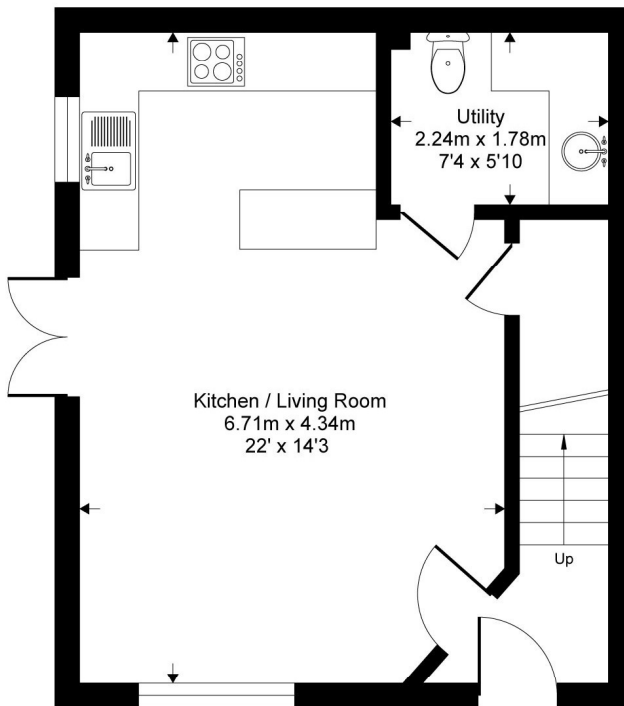
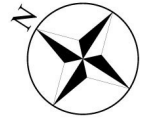


**Directions:** From our offices in Cinque Ports Street proceed in an Easterly direction and at the mini roundabout turn left into Rope Walk, after a short distance turn right into Eagle Road, continue down this road where the property will be seen in front of you. This is a gated no through road beyond however, pedestrian access can be gained off The Landgate.

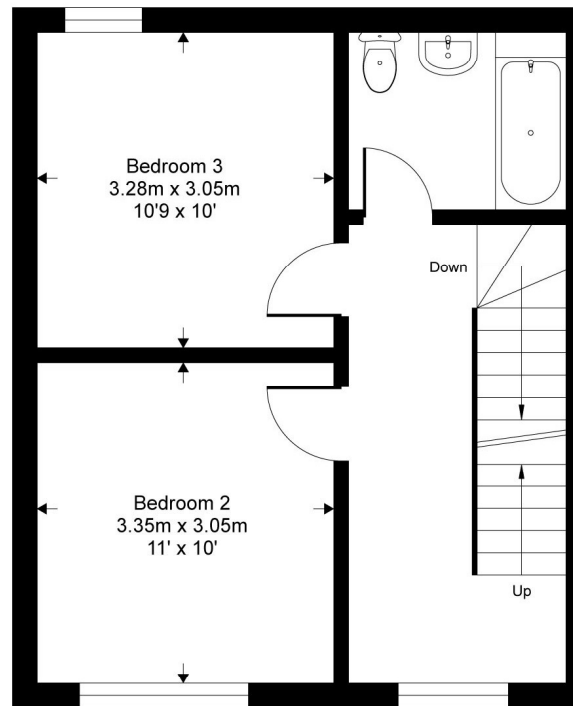


# Burnhams, Rye

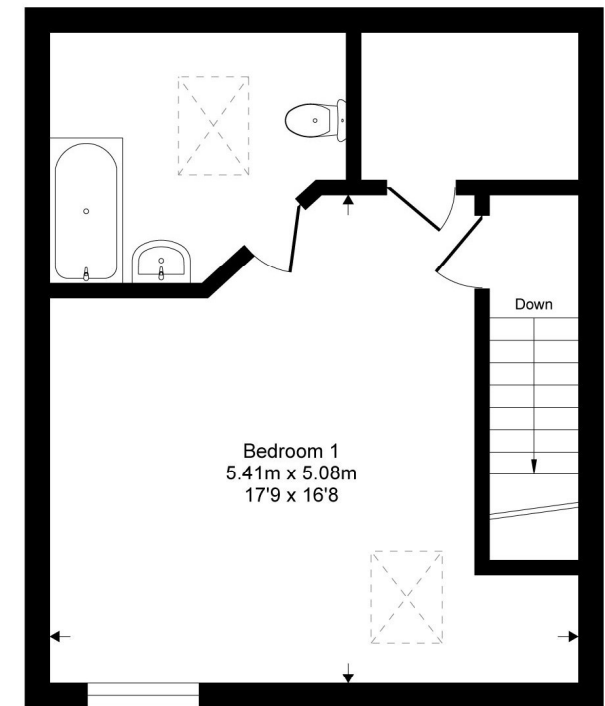
Approximate Gross Internal Area = 109.2 sq m / 1176 sq ft



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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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