

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is set back from the road and located within 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. From the town there are local train services to Eastbourne & to Ashford with high-speed connections to London St. Pancras (journey time 37 minutes). The M20 may be joined at Ashford via the improved and upgraded A2070 and A259. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks

A modern semi-detached property forming one of a pair and presenting brick lower and tile hung upper external elevations set with double glazed windows beneath a pitched tiled roof. The accommodation is arranged over two levels, as shown on the floor plan.

**Entrance Lobby** with built in meter cupboard. Glazed door to living room.

**Living Room:**

Window to front aspect. Turned open tread staircase to first floor.

**Kitchen/breakfast room:**

Fitted with a range of cabinets comprising base cupboards beneath granite effect work surfaces with an inset stainless-steel sink with mixer tap, inset 4 burner gas hob with built in oven below and filter hood above, gas boiler and space and plumbing for washing machine, Glazed door to conservatory.

**Conservatory:**

Double glazed with door to enclosed side garden.

**First Floor**

**Landing:** Built in airing cupboard with hot water cylinder. Hatch with concertina ladder to roof space.

**Bedroom One:**

Window to front aspect. Built-in double wardrobe cupboard.

**Bedroom Two:**

Window to side aspect. Built-in double wardrobe cupboard.

**Bathroom:**

White bathroom suite comprising panelled bath with wall mounted shower over, pedestal wash hand basin and close coupled wc.

**Outside:**

To the front is a paved area of garden enclosed by a picket fence with an apple tree in a cobble and scallop shell base surround. A gate gives access to a wall enclosed side garden set down to lawn with a paved terrace adjacent to the conservatory.

**Further information:**

Local Authority: Rother District Council. Council Tax Band C  
Mains electricity, water, gas and drainage.  
Predicted mobile phone coverage: EE and Three  
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom  
Current flood risk summary: Very low risk. Source GOV.UK

**Directions:** From our offices in Cinque Ports Street, proceed in a westerly direction towards The Strand Quay for approximately 250 metres (Cinque Ports Street continues into Wish Street) where the property will be found on the left-hand side.

Guide price: £330,000 Freehold

12 Wish Street, Rye, East Sussex TN31 7DA



A modern semi-detached property set in the Conservation Area conveniently located close to the town centre.

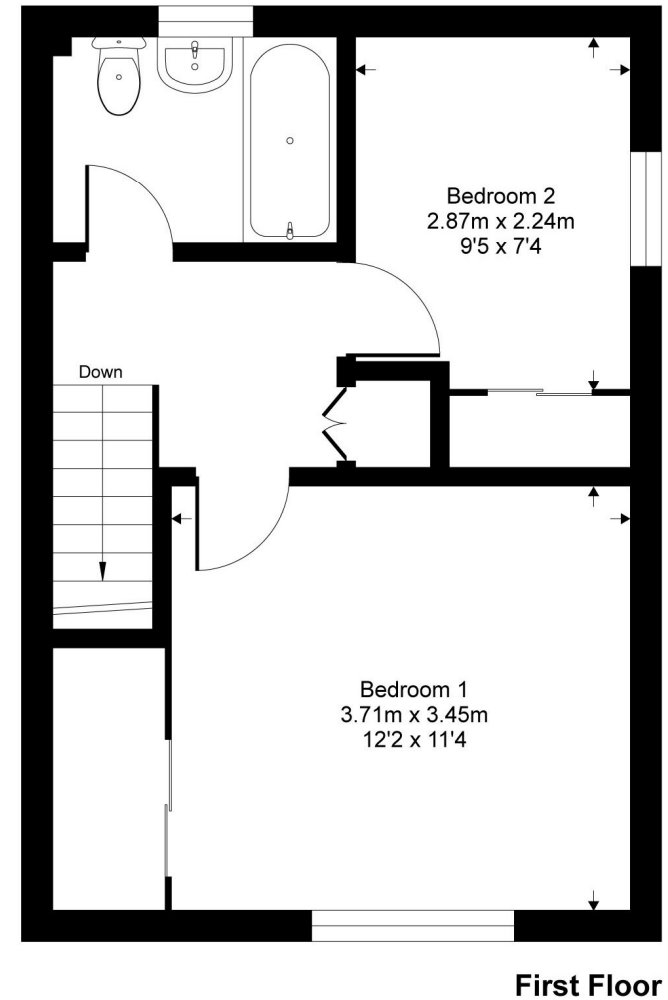
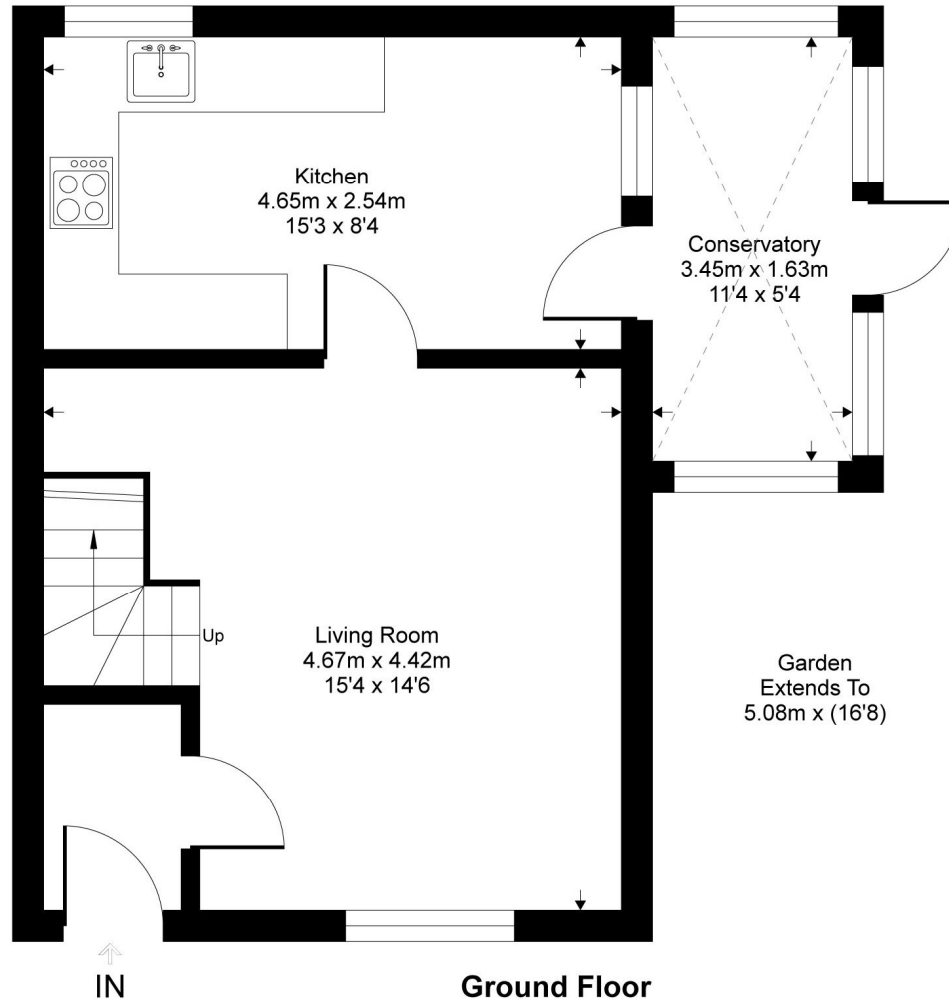
- Entrance lobby • Living room • Kitchen/breakfast room • Conservatory • Landing • Two bedrooms • Bathroom • Gas central heating • Double glazing • EPC rating D • Front garden and wall enclosed side garden •





# Wish Street

Approximate Gross Internal Area = 73.3 sq m / 790 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.

# 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](http://www.phillipsandstubbs.co.uk)