

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in the Conservation Area within a quarter of a mile of the centre 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 Eastbourne and to Ashford, from where there are high speed connections to London St Pancras (37 minutes). Sporting facilities in the area include a leisure centre with a 25m pool, Rye lawn tennis club (situated nearby in Military Road), sailing at Rye Harbour and numerous golf courses within a 15-mile radius. Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

Forming a terraced Grade II Listed period cottage within 'Spring Crescent' presenting brick elevations set with sash windows beneath a pitched slate roof.

The accommodation comprises front door into the **living room** with fireplace fitted with a gas fire, shelving and cupboards to either side, sash window to the front. **Kitchen/dining room** with space for gas cooker, built in units with wooden worksurface incorporating a stainless steel sink unit, wall mounted gas fired boiler, further built in cupboards, window to rear. Stairs rising to the first floor. **Rear lobby** with door to the garden. **Bathroom** comprising panelled bath with shower over and side screen, wash hand basin, w.c, built in cupboard, window to rear.

First floor landing with doors off to bedrooms 2 and 3, stairs to second floor. **Bedroom 2** two built in double wardrobe cupboards. **Bedroom 3** two built in double wardrobe cupboards.

Second floor bedroom 1 two built in double wardrobe cupboards.

Outside: The front garden is open plan with the main rear garden being fence enclosed with a gate out to the rear.

Local Authority: Rother District Council. Council Tax Band C
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

Directions: From our offices, continue along Cinque Ports Street in an easterly direction, over the mini roundabout, and follow the road around to the left (with the Landgate on your right). At the T junction bear left over the bridge and at the base of Rye Hill turn right into Military Road, signposted Appledore. The property will then be seen after a short distance on the right-hand side opposite The Globe public house on the left.

Price guide: £350,000 freehold

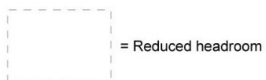
51 Military Road, Rye, East Sussex, TN31 7NX



A Grade II Listed three bedroom period cottage situated within the Conservation Area of the Ancient Town and Cinque Port of Rye.

- Living room • Kitchen/dining room • Rear lobby • Bathroom • First floor landing • Bedrooms 2 and 3
- Second floor bedroom 1 • Gas heating • EPC rating E • Open plan garden to front • Enclosed garden to rear





Military Road

Approximate Gross Internal Area = 76 sq m / 817 sq ft
(excludes restricted head height)



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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