

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located on one of the approach roads to 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. 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 both held annually. From close to the property there is access to local walks along the river Rother, across open countryside and to Rye town centre just a short distance away. 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) and from there to Paris/Lille/Brussels via Eurostar.

The property forms a semi detached house presenting brick elevations set with double glazed windows beneath a pitched tiled roof.

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

Living room with bay window to the front with shutters. Oak flooring, open fireplace with cast iron surround and wooden outer mantle.

Kitchen fitted with a range of natural wood fronted units with wooden worksurfaces and island unit with space for Range style gas cooker, dishwasher and fridge/freezer, three windows to the rear, oak flooring, understairs storage cupboard.

Sun/dining room with full width windows and double doors opening out to the garden.

Family bathroom comprising panelled bath with shower over, w.c, wash hand basin, window to rear.

First floor landing with built in cupboard. **Bedroom 1** with window to the front and **en suite shower room** comprising shower cubicle, w.c and wash hand basin. **Bedroom 2** window to the rear, built in cupboards.

Bedroom 3 window to rear, oak flooring.

Outside: To the front there is a gravelled drive providing of road parking. Side gate into the rear garden with both paved and lawned areas, two raised brick flower beds, greenhouse and wooden shed.

Local Authority: Rother District Council. Council Tax Band C

Mains electricity and water. Mains drainage.

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

Broadband speed: Ultrafast 1800 Mbps Source Ofcom

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

Directions: From Rye, take the A259 Folkestone Road heading towards Camber. Cross over the River Rother and 36 New Road will be seen after about 100yds on the left hand side immediately before the second turning into Kings Avenue.

Price guide: £335,000 freehold

36 New Road, Rye, East Sussex TN31 7LT



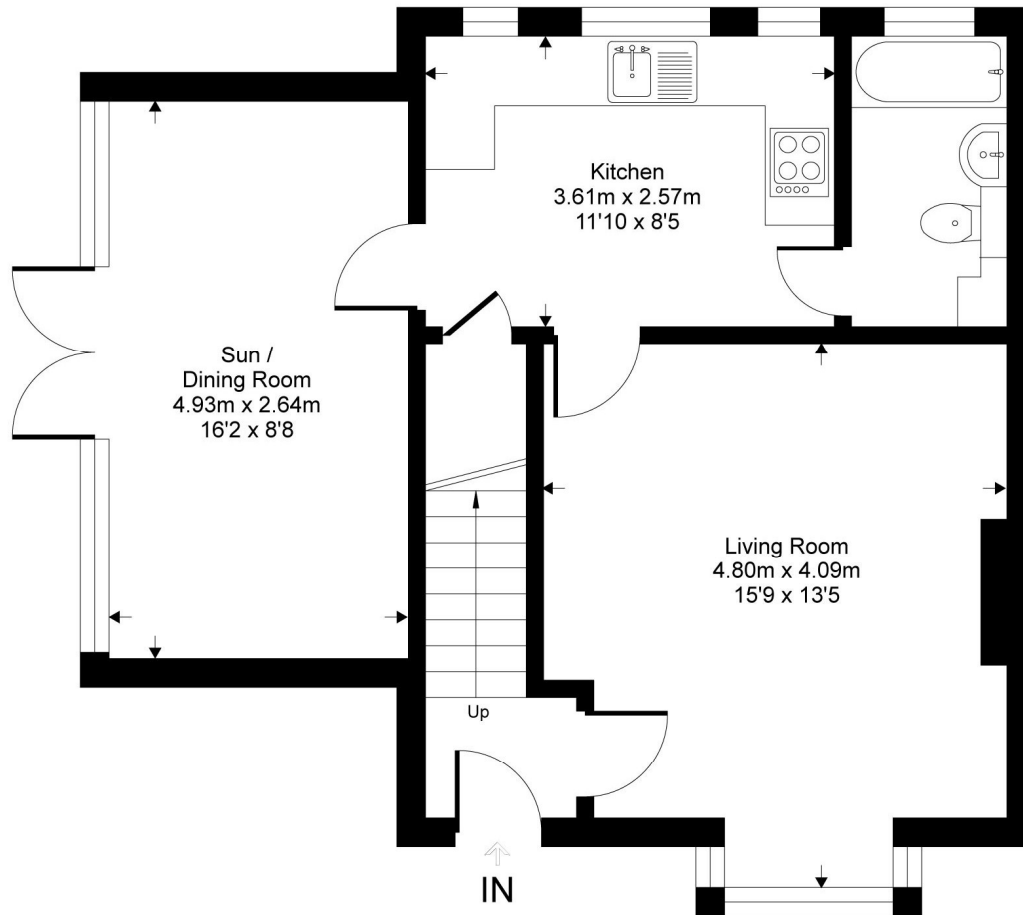
A three bedroom semi detached house with off road parking situated on the edge of the Ancient Town and Cinque Port of Rye.

- Entrance lobby • Living room • Kitchen • Sun/dining room • Family bathroom
- First floor landing • Bedroom 1 with en suite shower room • 2 further bedrooms
- Gas heating • Double glazing • EPC rating D • Off road parking • Garden to side with large shed

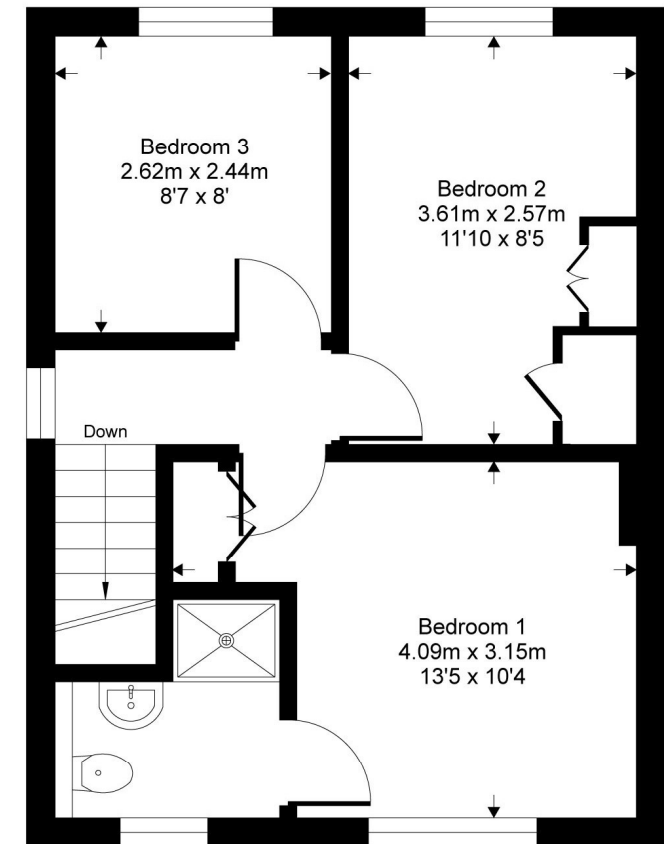


New Road

Approximate Gross Internal Area = 85.6 sq m / 922 sq ft



Ground Floor



First 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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