

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies a central position in the heart of 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 Arts Festival and Rye International Jazz Festival are held annually and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford International with high speed connections to London St. Pancras in 37 minutes and from there to Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

A Grade II Listed property, originally forming one larger medieval building with the adjoining No 13 but divided during the early sixteenth century and then subsequently altered during the eighteenth century. The property presents painted brick external elevations with a dentil eaves cornice, projecting bay window to the ground and first floor a pointed lead canopy, all under a pitched tiled roof. The property is in need of general upgrading and improvement works and the accommodation is arranged over three levels, as shown on the floor plan.

A part glazed front door with a flat hood above supported on brackets opens into an entrance vestibule with an inner door that leads to a hall.

The living room has a wide bay window to the front overlooking Market Street, a picture rail, a fireplace with a tiled inner surround, white painted outer surround and built in display shelving to one side.

The dining room, which has a glazed sliding door to the garden, has a painted brick fireplace with an oak bressummer, exposed timber framing, a deep built in storage cupboard and fitted book shelving to one wall.

From the inner hall, stairs lead to the first floor and an open doorway leads to a kitchen fitted with a range of cupboards and drawers beneath marble effect work surfaces, an inset sink unit with mixer tap, below counter space for a fridge, electric cooker point and built in pantry. Adjacent is a utility/cloakroom with plumbing for a washing machine, wall mounted wash basin, low level w.c and door to the garden.

On the first floor, there is a landing with stairs to the second floor and a wall mounted gas boiler. Bedroom I has a large bay window to the front looking towards the Town Hall and St Mary's church. The bathroom has fittings comprising a panelled bath, close coupled w.c, bidet and wash basin.

On the second floor, there are two attic bedrooms with dormer windows and a bathroom with a panelled bath, pedestal wash basin and low level w.c.

Outside: To the rear of the property is a fence and wall enclosed garden extending to about 35' in depth being set down to paving and stone chippings with shrub borders.

Council Tax Band E

Guide price: £599,950 Freehold

12 Market Street, Rye, East Sussex TN31 7LA



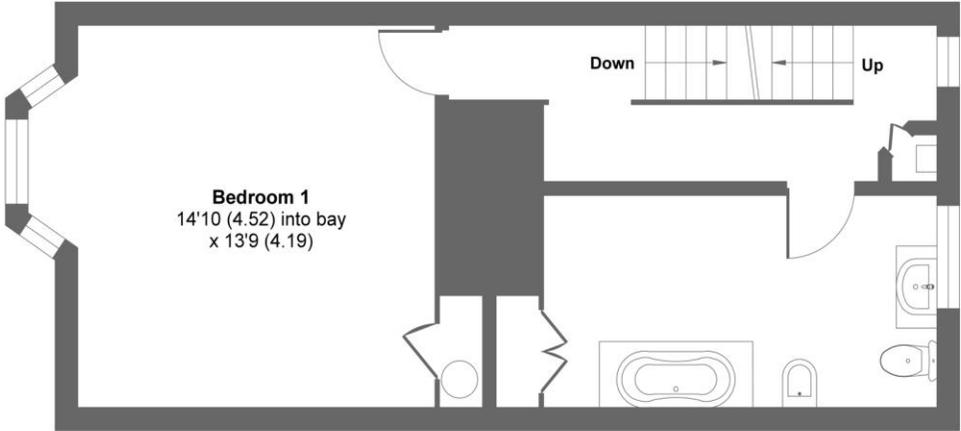
A Grade II Listed period property in need of general improvement situated in the central Conservation Area of the Ancient Town with a garden to the rear and an outlook to the front over the Town Hall and St Mary's church.

- Hall • Living room • Dining room • Inner hall • Kitchen • Utility/cloakroom • Landing • 3 Bedrooms • 2 Bathrooms
- Gas central heating • Rear garden

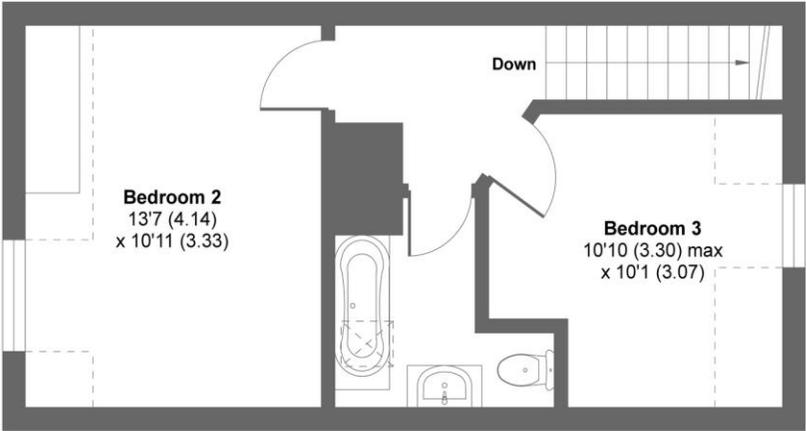


Approximate Area = 1350 sq ft / 125 sq m  
Limited Use Area(s) = 43 sq ft / 4 sq m  
Total = 1393 sq ft / 129 sq m

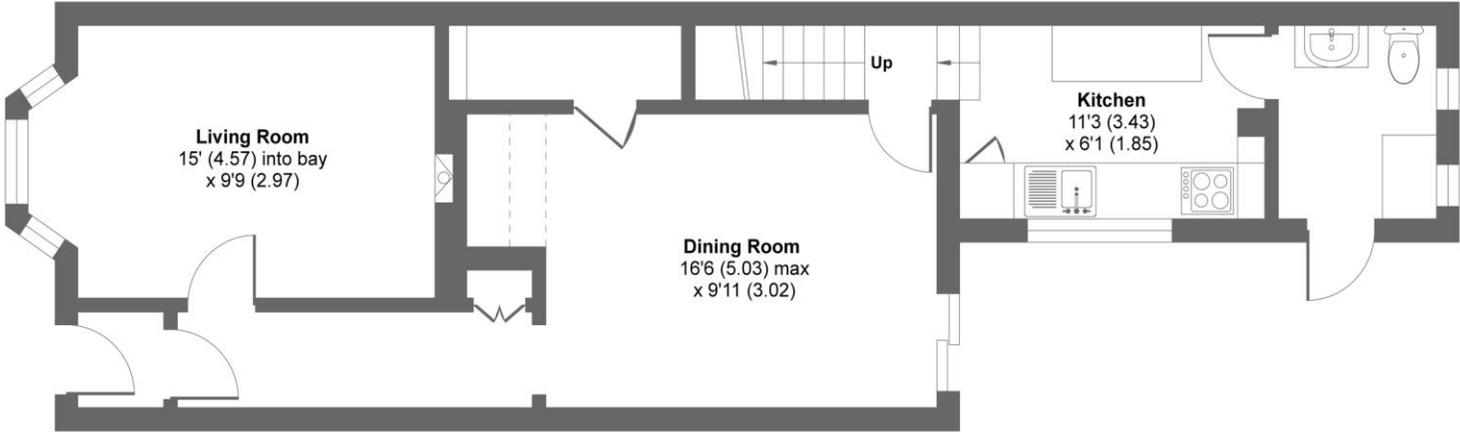
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Denotes restricted head height



# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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