

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, including the Landgate and Ypres Tower, and fine period architecture with half-timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. 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 and Blues Festival are both held annually. 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 Paris/Brussels/Amsterdam via Eurostar. 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 town house forming part of a private residential development, presenting part brick and part weatherboard clad elevations beneath a pitched tiled roof. The versatile living space, which requires refurbishment and modernisation, is arranged over three levels, as shown on the floor plan.

Tenure: 999 year lease. Service charge currently £300 per annum. Meryon Court is self-managed. A one tenth share of the freehold transfers to a new owner with the sale. Restrictions: The property may not be used for holiday lets.

The property is approached via a paved forecourt and a recessed porch with a tiled threshold and front door with glazed panels opens into a hall with stairs to the first floor and a cloakroom off.

To the rear is a kitchen with a range of cabinets comprising cupboards and drawers beneath granite effect work surfaces with an inset stainless-steel sink with mixer tap wall mounted gas boiler and space for an electric cooker. A wide opening leads to a utility room with a range of cupboards beneath a counter top with below counter space and plumbing for a washing machine and a part glazed door to a dilapidated lean to work shop/potting shed. To the front is a well-proportioned double aspect dining room with full height sealed unit double glazed sliding door and matching side panel opening into a garden room with double doors top the garden.

On the first floor, there is a landing with a built in airing cupboard, a spacious living room with a large picture window to the front, one double bedrooms and a bathroom.

On the second floor, there are two further double bedrooms, one of which has townscape views to the front, and a bathroom.

Outside: To the rear of the property is an enclosed garden enclosed by walls with mature ferns and camellia. The garden area would be significantly enhanced by the removal of both the substandard garden room and lean-to workshop.

Garage: Forming one of a block of 10 located close by within the confines of the development. In addition, there are 7 visitor parking spaces. Meryon Court is approached from Market Road over a shared private access road leading to a communal landscaped central courtyard with raised planters and stone walls.

Guide price: £565,000
Long leasehold (999 year lease plus share of freehold)

6 Meryon Court, Rye, East Sussex TN31 7LY

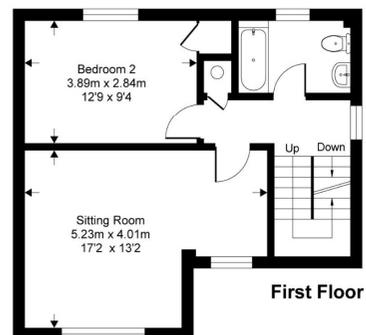
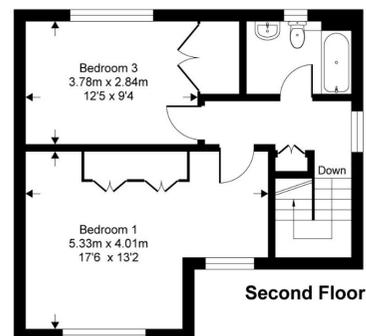
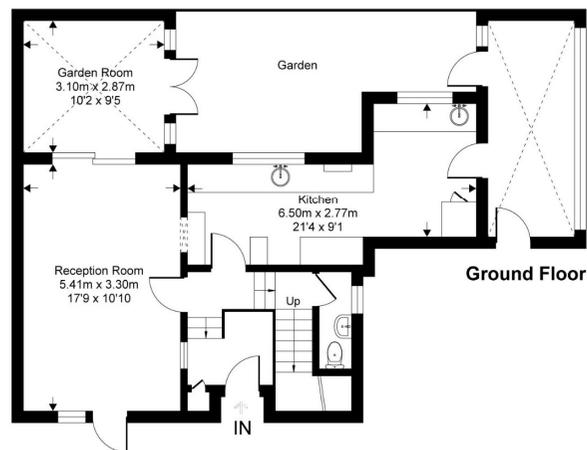


A modern town house requiring refurbishment and modernisation, affording versatile living space over three floors, together with a garage, forming part of a small private residential development located around a landscaped central courtyard in the Conservation Area of the Ancient Town and Cinque Port of Rye.

- Entrance hall • Cloakroom • Dining room • Sitting room • Garden room • Kitchen • Utility room • Landing
- 3 Double bedrooms • 2 Bathrooms • Double glazing • Gas central heating • EPC rating D
- Enclosed garden • Single garage • Visitor parking

Meryon Court

Approximate Gross Internal Area = 140 sq m / 1508 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.

Copyright Casaphotos Ltd. 2022 - Produced for Phillips and 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