

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located in a prime trading location in the Conservation Area of the Ancient Town and Cinque Port of Rye, fronting one of the principal pedestrian thoroughfares leading from the High Street, by The George Hotel, to St Mary's Church (the number one visitor attraction). Other users in the street include a tea room, a gallery, music shop, antiquarian book seller, outdoor clothing store, and antique furniture dealer. In addition, a Kino cinema complex has recently opened. The Town is 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 Brighton and to Ashford with high speed connections to St. Pancras London in 38 minutes (1 hr 13 mins London to Rye) and to Paris/Lille/Brussels via the Channel Tunnel. Sporting facilities in the area include golf at Rye, Cooden and Hastings. Rye Lawn Tennis Club, Military Road and sailing on the south coast as well as many fine countryside and coastal walks.

Forming a Grade II listed mixed residential and commercial freehold building presenting colour washed brick and rendered elevations beneath a pitched tiled roof together with a flat roof single storey extension to the rear of the shop. The building as a whole has been the subject of extensive renovation in recent years. The flat is currently run as a successful holiday let ([www.thecrownsnestrive.com](http://www.thecrownsnestrive.com)) with an average annual income of approx. £24,000 and the shop currently generates £10,200pa. The property has featured in various newspapers and magazines including The Independent, Telegraph and Coast magazine.

The accommodation comprises main front door into a **communal entrance lobby** with doors into the shop and flat.

**The shop** which has been recently trading as a successful gift/clothing shop ([www.marshabythesea.com](http://www.marshabythesea.com)) comprises **main shop retail area** with bay window to front, oak flooring, fireplace (sealed), shop counter, three roof lanterns providing natural light. **Two rear staff/storage areas** with a kitchenette incorporating a ceramic Butler's sink. **Cloakroom** fitted with w.c and wash hand basin. Built in storage cupboard, rear door onto **small rear courtyard** with small brick outhouse (former privy).

From the communal entrance hall a private front door leads into the **flat** with hall and stairs rising to the **first floor landing**. Window to the rear and stairs rising to the second floor. Off the landing there is a door through to the kitchen and **living room** with two windows to the front (secondary glazing), built in double cupboard housing gas fired boiler, space and plumbing for washing machine. Additional understairs storage cupboard.

**Kitchen** fitted with a range of cupboards incorporating a stainless steel sink unit, 4 ring electric hob and oven, tiling to splashbacks. **Shower room** comprising tiled shower cubicle, wash hand basin, low level w.c, window to rear and heated towel rail.

**Second floor** attic rooms with painted floor boards throughout, part sloping ceilings. Front room has two full size cabin beds with storage drawers under, window to front (secondary glazing) interconnecting inner room with storage leading through to the **main bedroom** with tongue and groove panelled ceiling, window to rear (secondary glazing).

Price guide: £425,000 Freehold

6 Lion Street, Rye, East Sussex TN31 7LB



A Grade II Listed mixed residential and commercial freehold premises with good investment potential occupying a prominent trading position in the Conservation Area of the Ancient Town.

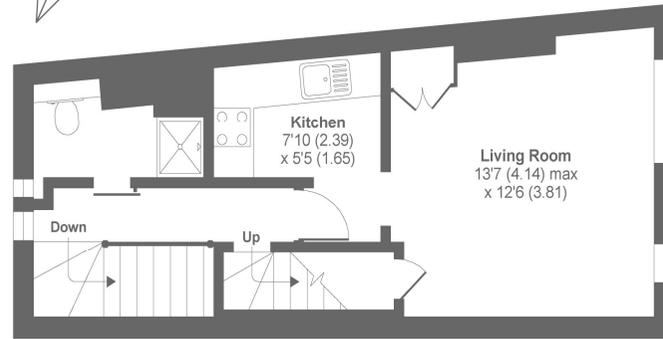
- Communal entrance hall with access to both shop and flat
- Shop has one large trading area with two rear staff rooms incorporating a kitchenette and cloakroom, small rear courtyard
- First floor flat comprising landing • Living room • Kitchen • Shower room • Second floor • 2 interconnecting bedrooms
  - Gas heating



Approximate Area = 1252sq ft / 116.3 sq m (includes garage)  
 Limited Use Area(s) = 77 sq ft / 7.1 sq m  
 Outbuilding = 12 sq ft / 1.1 sq m  
 Total = 1341 sq ft / 124.5 sq m

Denotes restricted head height

For identification only - Not to scale



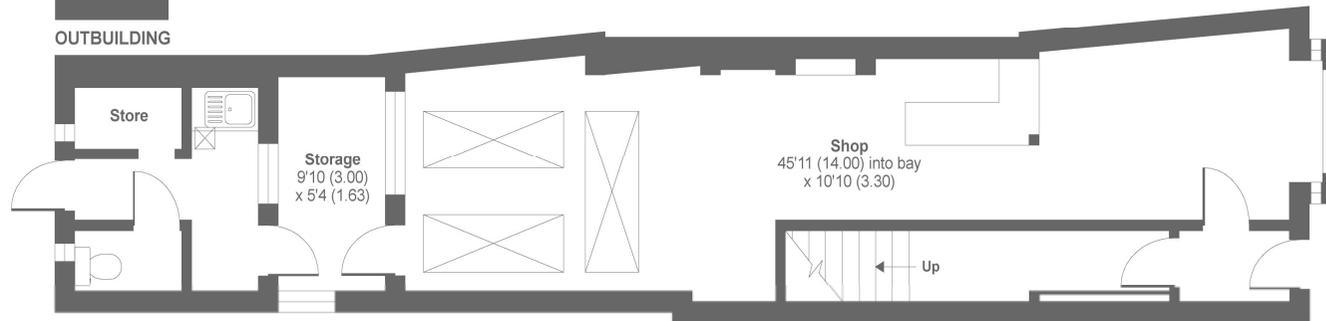
FIRST FLOOR



SECOND FLOOR



OUTBUILDING



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2020. Produced for Phillips & Stubbs. REF: 614463

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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