

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a prominent position fronting a cobbled street on the south side of Church Square 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 both 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, from where there are high speed connections to London St. Pancras in 37 minutes and 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.

No 26 comprises a recently refurbished Grade II listed period timber framed house of early C16th origin with the upper storey overhanging on two brackets set with leaded light windows beneath a pitched peg tiled roof. The beautifully presented living accommodation, which is heavily timbered throughout, is arranged over two levels, as shown on the floor plan. The property benefits from a MESH wi-fi network and a video door entry system. In common with many properties in the Citadel, No. 26 is subject to a 'flying freehold' whereby part of the accommodation passes above an adjoining property.

A heavy oak front door opens into a triple aspect living/dining room overlooking the church yard with a brick inglenook fireplace with a carved bressumer beam and fitted wood burning stove. The kitchen/breakfast room, which has a window to the side and half glazed door leading out to a twitten, has been recently fitted with bespoke classic shaker style cabinets comprising cupboards and drawers with a granite work surfaces, an inset electric hob, a built-in stainless steel double oven, an undermounted sink with mixer tap, larder cupboard and built in fridge freezer.

On the first floor there is a galleried landing with a white painted chimney breast and vaulted ceilings. Bedroom 1 has a vaulted ceiling and a double height window to the front overlooking the church yard, together with hand crafted fitted wardrobe cupboards.. Bedroom 2 has a vaulted ceiling and dormer windows to the front and rear. Note: There is an area of "flying freehold" where Bedroom 2 passes over Hucksteps Row and partly over the adjacent property.

Bedroom 3 has an elevated ceiling, windows to the side and an exposed white painted chimney breast. The bathroom has a marble tiled floor and contemporary fittings comprising a close coupled WC, wash hand basin with vanity cupboards beneath and a double ended curved freestanding bath with a floor mounted freestanding shower mixer. The shower room has contemporary fittings comprising a close coupled WC with a concealed cistern and wash basin within a vanity unit, as well as a walk in fully tiled shower enclosure with rainfall shower head.

Guide price: £595,000 Freehold

26 Church Square, Rye, East Sussex TN31 7HE



A sympathetically refurbished and beautifully presented Grade II Listed period town house, affording heavily timbered accommodation with vaulted ceilings, opening onto a cobbled street in the Citadel, and overlooking the magnificent parish church to the front.

- Living/dining room • Kitchen/breakfast room • Landing • Three bedrooms • Bathroom • Shower room • Gas central heating

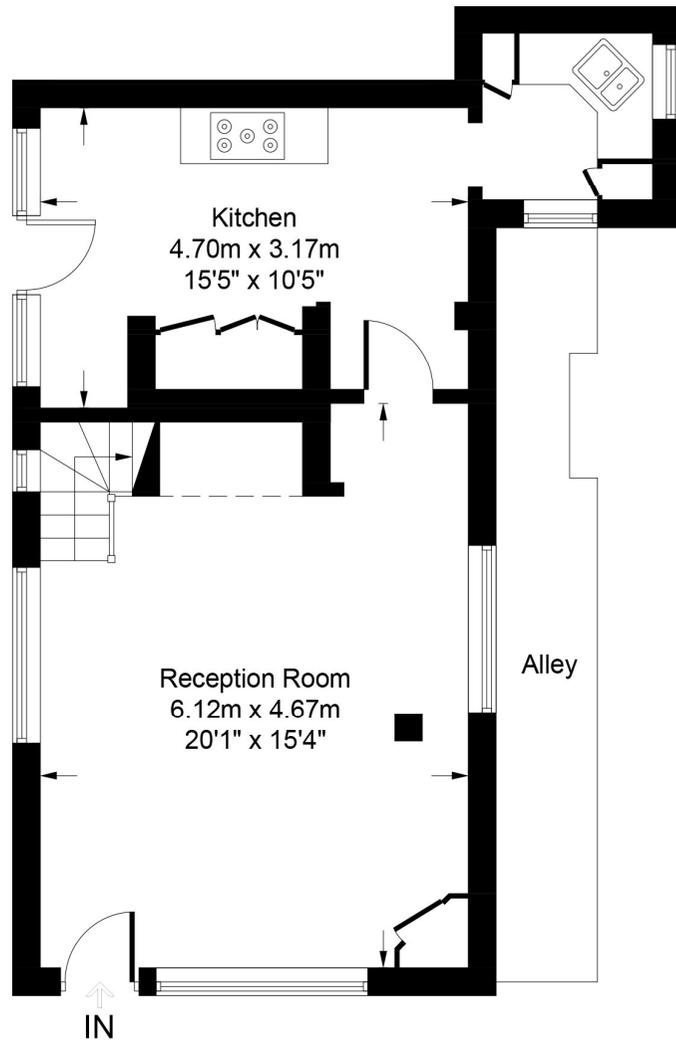


Church Square, TN31

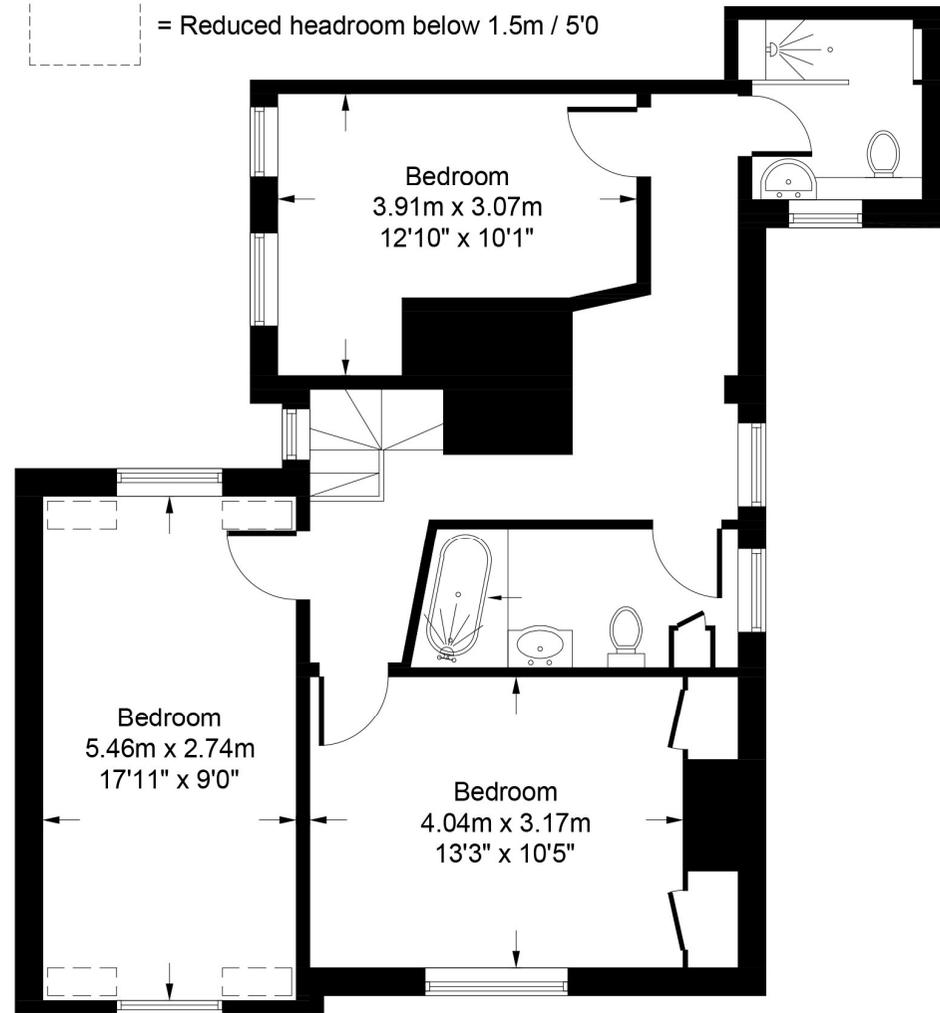
Approximate Gross Internal Area = 111.6 sq m / 1201 sq ft



 = Reduced headroom below 1.5m / 5'0



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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