

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a commanding position in one of England's most famous and historic cobbled streets with no through traffic and enjoys widespread views to the rear to the sea in the far distance and across the marsh landscape to Camber Castle and Winchelsea. Watchbell Street lies in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations and medieval fortifications. As well as its charm and history, the town has an extensive 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 St. Pancras, London in 37 minutes Paris, Brussels and 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 Grade II Listed town house presenting colour washed rendered elevations to the front with tile hanging to the rear beneath a pitched tiled roof. The accommodation which is need of a degree of updating.

Front door into the **entrance hall** with oak flooring and stairs rising to the first floor. Painted panelling to the walls and built in glass fronted cabinets. Door down to the cellar which is divided into three sections. **Living room** with a coal effect gas fire and large window to the rear overlooking the garden. **Dining room** with a window to the front, open fireplace, drinks cabinet. **Kitchen/breakfast room** fitted with a range of base and wall mounted units incorporating an eye level double oven and space for microwave, fridge and dishwasher. Four ring electric hob with extractor fan over. Gas fired boiler. Window to the rear and door to the garden.

First floor galleried landing with stairs to the second floor.

Bedroom 2 with two built in double wardrobes, window to rear. **En suite bathroom** comprising panelled bath, w.c, wash hand basin and window to rear.

Bedroom 3 window to the front, cast iron fireplace. **Bedroom 4** window to the front. **Family shower room** comprising shower cubicle, w.c and wash hand basin, window to rear.

Second floor landing with dormer window to front, cupboard under.

Bedroom 1 with window to the rear and door onto a balcony with widespread views over the marsh, river estuary, Camber Castle and sea in the distance. Two built in double wardrobes. **En suite bathroom** comprising panelled bath, w.c and wash hand basin.

Study/bedroom 5 dormer window to the front, built in cupboards.

Outside: The rear garden is approximately 100' in length with an area of paved terrace leading onto a lawn which leads down to a timber shed. The property extends down the escarpment to South Undercliff. Many years ago there would have been a path leading down to the road but this area is now very overgrown and not accessible. However, there is potential to create an off road parking space fronting South Undercliff subject to any necessary permissions.

Note: Although there is no allocated parking with the property it is possible to obtain a residents parking permit for Watchbell Street from Rother District Council, parking is on a first come basis.

Price guide: £850,000 freehold

29 Watchbell Street, Rye, East Sussex TN31 7HB



ON THE MARKET FOR THE FIRST TIME IN ALMOST 50 YEARS

A Grade II Listed period town house, affording well proportioned accommodation fronting one of the most prestigious cobbled streets in the Conservation Area of the Ancient Town and enjoying far reaching views to the sea.

- Entrance hall • Living room • Dining room • Kitchen/breakfast room • Cellar
- First floor galleried landing • Bedroom 2 with en suite bathroom • 2 further bedrooms • Family shower room
- Second floor landing • Bedroom 1 with en suite bathroom and balcony • Study/bedroom 5
- Rear garden approximately 100' in length with shed



Watchbell Street

Approximate Gross Internal Area = 279 sq m / 3002 sq ft (excluding outbuilding)



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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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