

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located on one of the approach roads to 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 an extensive range of shopping facilities, smaller retail units, guest houses, cafes, gym, sports centre, art/antique galleries and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne (55 mins) and to Ashford International (22 mins), from where there are 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 and Cooden, sailing and many fine countryside and coastal walks.

A mid terrace property presenting part brick and part tile hung elevations set with double glazed windows under a pitched tiled roof. The property is currently arranged over two levels as two self-contained flats with a communal entrance, as shown on the floor plans.

A part glazed door opens into a communal entrance.

46a Ground Floor:

Living room with dining area: Window to side

Kitchen: Window to side. Two areas of fitted counter top with an inset stainless steel sink, inset electric hob with filter hood above and built in oven beneath,

space for fridge freezer, below counter space for a washing machine and a door to a small yard with rear pedestrian access.

Cloakroom: Close coupled wc and wall mounted wash basin

Double bedroom: Bay window to front

Shower room: Tiled shower enclosure.

46b First Floor:

Living room and kitchen: Window to rear. Fitted work top with stainless steel sink, below counter space for a washing machine and space for an electric cooker.

Double bedroom: Window to front.

Study: Window to side

Bathroom: Bath with shower attachment, close coupled wc and pedestal wash basin

Services: Mains water and electricity. Electric heating

EPC Ratings: 46a Band D. 46b Band E

Council Tax Bands: 46a: Band A. 46b: Band A

Guide price: £275,000 Freehold

46 Ferry Road, Rye, East Sussex TN31 7DN



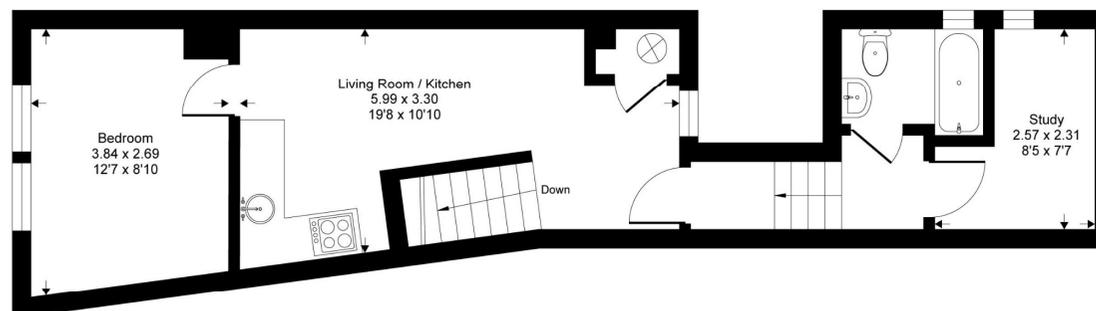
An opportunity to acquire a freehold investment comprising two vacant self-contained flats close to the centre of the town.

Ground floor: • Living room with dining area • Double bedroom • Kitchen • Shower • Cloakroom
• Outside: Small rear yard

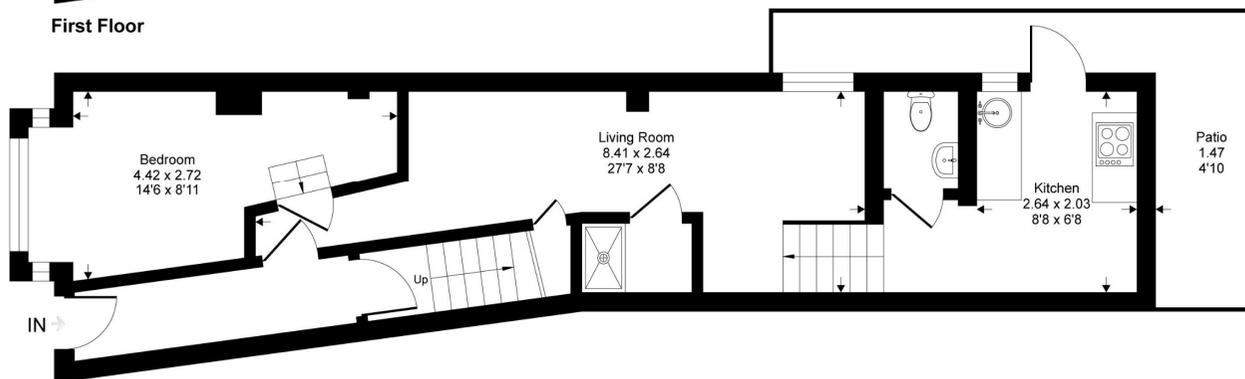
First floor: • Living room and kitchen • Double bedroom • Study • Bathroom

Ferry Road

Approximate Gross Internal Area = 82 sq m / 887 sq ft



First Floor



Ground Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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