

# PHILLIPS & STUBBS



coastal +  
COUNTRY

Guide price: £385,000 Freehold

### 3 Watchbell Street, Rye, East Sussex TN31 7HA

- Sitting Room • Dining Room • Kitchen • Cloak/utility room • Landing • Two Bedrooms • Bathroom
- Gas central heating • Rear Courtyard

The property fronts one of England's most famous and historic cobbled streets with no through traffic 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.

A Grade II Listed early nineteenth century period residence with mellow brick external elevations set with quadrangular glazed sash windows under a pitched peg tiled roof with a parapet to the front. The property retains some period interior details including natural wooden panelled door with finger plates, open fireplaces decorative iron grates and surrounds and exposed old floorboards.

A front door set into a round headed doorway opens into sitting room with a sash window to the front with moulded panelling beneath overlooking Watchbell Street, a fireplace with natural wood outer surround and overmantle and a shelved and panelled cupboard to the recess.

The dining room, which has a sash window to rear overlooking the courtyard, has stairs to first floor with a storage cupboard under, a fireplace with an old pine outer surround and overmantle housing an antique kitchen range and a terracotta tiled floor.

Adjacent is the kitchen fitted with a range of limed oak effect floor and wall cabinets with an inset stainless steel single bowl single drainer sink unit with mixer taps, an inset 4 burner gas hob with built in oven below, tiled splash backs, below counter space for fridge, wall mounted eye level matching storage cupboards and open display shelving to either end, a terracotta tiled floor and a door to the courtyard,

To the rear is a cloak/utility room with a close coupled w.c, wash hand basin with tiled splash back, terracotta tiled floor and plumbing for a washing machine.

On the first floor there is a landing with stairs off to the second floor. Bedroom I has a sash window to the front overlooking Watchbell Street, exposed antique floorboards and a fireplace with a cast iron grate and old pine outer surround.

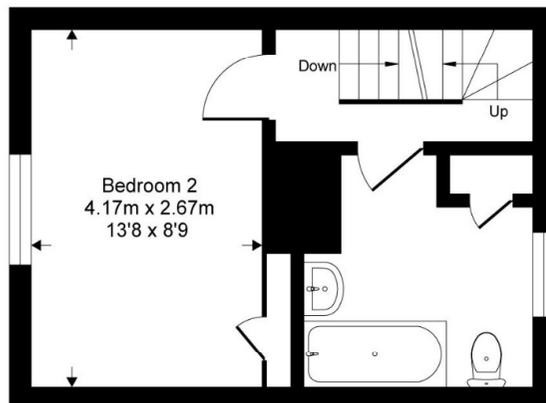
The bathroom has a sash window to the rear, exposed floorboards, a built-in airing cupboard housing a gas boiler and white fittings comprising a panelled bath with shower attachment, a pedestal wash hand basin and close coupled w.c.

On the second floor, there is a further double bedroom overlooking the front of property with exposed old pine floorboards.

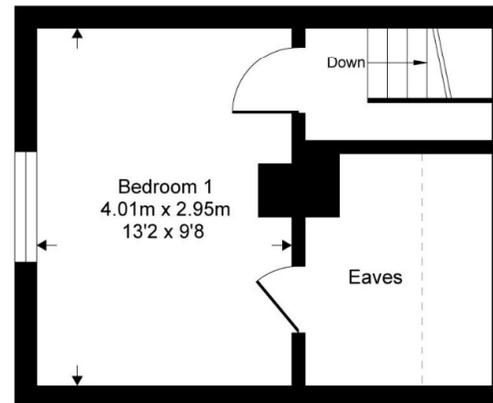
Outside: From Watchbell Street there is side pedestrian access leading to a rear courtyard 10' x 10' approximately over which the adjoining properties 1 & 2 Watchbell Street, both now forming part of a larger residence (St Anthony of Padua) have a right of way to two outside stores and a garden.

# Watchbell Street

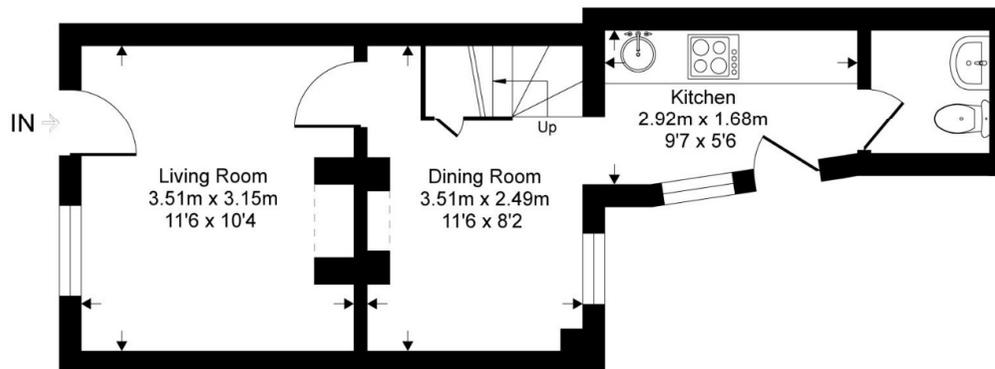
Approximate Gross Internal Area = 66.7 sq m / 718 sq ft  
(excludes restricted head height & outbuilding)



**First Floor**



**Second Floor**



**Ground Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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