

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated on the High Street in the heart 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 Festival is held annually and a Kino cinema complex has recently opened. From the town there are local train services to Brighton and to Ashford, from where there are high speed connections to St. Pancras London in 38 minutes and to Paris/Lille/Brussels via the Channel Tunnel. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

The property forms a Grade II listed period cottage presenting colour washed rendered elevations set with sash windows beneath a pitched tiled roof. The accommodation has many period features including exposed floorboards and timbers as well as cast iron and brick fireplaces.

Front door into the **Dining room** having brick fireplace with wood burning stove. Exposed pine floorboards. Stairs rising to the first floor with cupboard under, window to front with shutters and painted tongue and groove panelling to walls.

The **kitchen** is fitted with a range of base and wall mounted units incorporating a Butler's sink, plumbing for a washing machine and fridge, 4 ring electric hob with oven under. Window to the rear and glazed door out onto the rear courtyard garden. Exposed pine floorboards.

First floor living room with cast iron open fireplace, exposed pine floorboards, two sash windows with views up the high street and built in cupboard.

Cloakroom comprising w.c and wash hand basin.

Bedroom 1 having a wide fireplace with pine surround, Velux window. Painted tongue and groove panelling.

En-suite shower room with shower cubicle, w.c, pedestal wash hand basin and window to side. Wall mounted gas fired boiler.

Bedroom 2 with sash windows to front and rear, cast iron fireplace with pine surround and roll top bath. Exposed pine floorboards.

Outside: To the rear of the property is a small courtyard garden (accessed off the kitchen) which is paved and enclosed by fencing and neighbouring property.

Note: Please note the shop does not form part of this property. This property is subject to a flying freehold whereby part of the property is over the shop below.

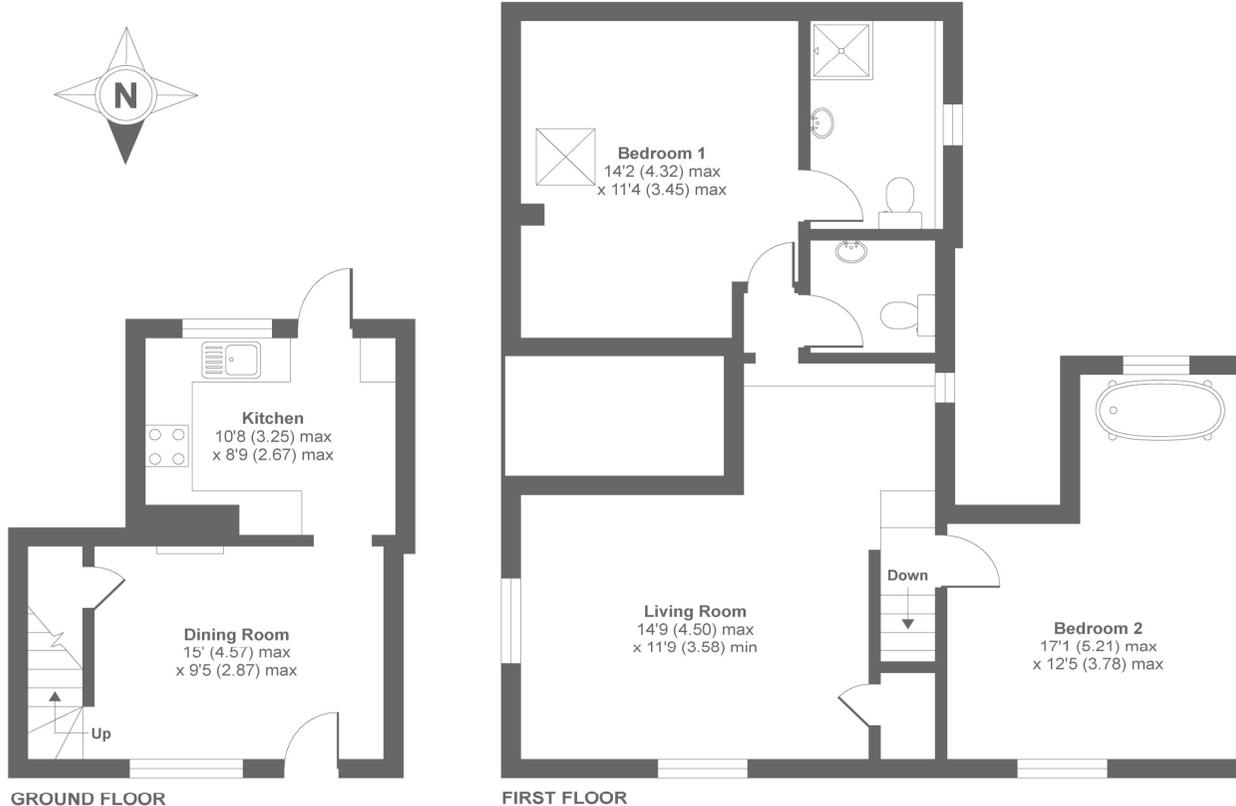
Price guide: £399,950 freehold

79 High Street, Rye, East Sussex TN31 7JN



A Grade II listed two bedroom cottage situated within the heart of the Ancient Town with a courtyard garden to rear.

- Dining room • Kitchen • First floor living room • Cloakroom • Bedroom I with en-suite shower room
- Bedroom 2 with roll top bath • Gas heating • Rear courtyard garden • EPC rating E



APPROX. GROSS INTERNAL FLOOR AREA 935 SQ FT 86.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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