

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is centrally located in 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 and International Jazz Festival are 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 with 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, 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.

A remodelled and extended mid terrace Victorian town house presenting mellow brick elevations set with double glazed windows beneath a pitched slate tiled roof. The well-presented accommodation is arranged over two levels, as shown on the floorplan, and has a contemporary feel.

A panelled front door with a fanlight above opens into an entrance vestibule with an inner door that leads into a hallway with stairs ascending to the first floor. The living room, which is currently used as a home office, has a large bay window to the front and a range of built-in storage cupboards.

Open to the hall is the well proportioned family room, which in turn is open to a kitchen/breakfast room fitted with a range of modern cabinets comprising

cupboards and drawers in a high gloss charcoal finish beneath worktops with tiled splashbacks, an inset ceramic sink with a swan neck swivel mixer tap, inset 4 burner gas hob with built in stainless steel oven below and filter hood above, space for a fridge freezer, tiled floor and glazed double doors opening out to the rear garden. Adjacent is a small utility room with plumbing for a washing machine and a shower/cloakroom with a shower enclosure, with rain shower, a close coupled WC and wash basin with a vanity cupboard under.

On the first floor, there is a large double bedroom, two single bedrooms and a bathroom with modern fittings comprising a panelled bath, close coupled WC and wash basin with a vanity unit beneath.

Outside: The front garden is small, wall enclosed with gravel, paving and a geometric pattern tiled path to the front door. The fence enclosed rear garden, which is accessed via the kitchen, faces North East and enjoys the sun from 11.00 am onwards. It is laid to lawn with a mixed flower border and a paved path leading to a wide sun terrace. A gate opens to a shared alley which gives pedestrian access to Rope Walk.

Directions: From our Rye office, turn right along Cinque Ports Street and take the first left hand turn at the mini roundabout into Rope Walk. No 13 will then be seen after a short distance on the right hand side.

Rother District Council - Tax Band C

Guide price: £495,000 Freehold

13 Rope Walk, Rye, East Sussex TN31 7NA



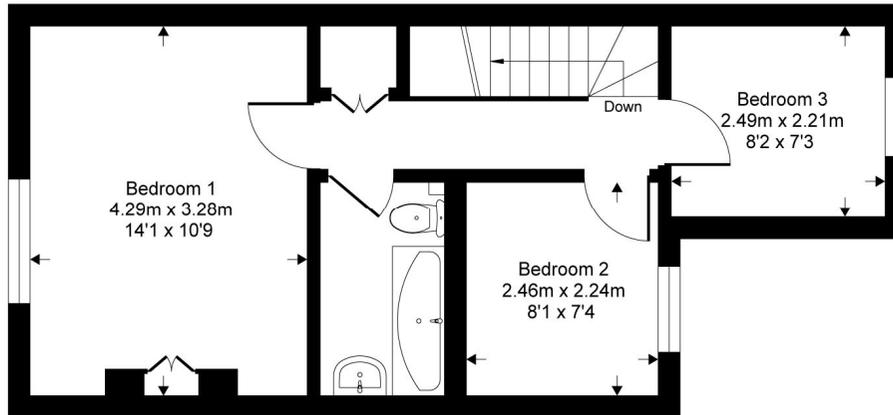
A three bedroom mid terrace Victorian town house, remodelled in a contemporary style and extended by the present owners, centrally located in the Conservation Area within a 5 minute walk of the High Street and mainline station.

- Entrance vestibule • Hall • Living room • Family room • Kitchen/breakfast room • Utility room • Shower cloakroom •
- Three bedrooms • Bathroom • Double glazing • Gas central heating • EPC rating C • 35' Rear garden

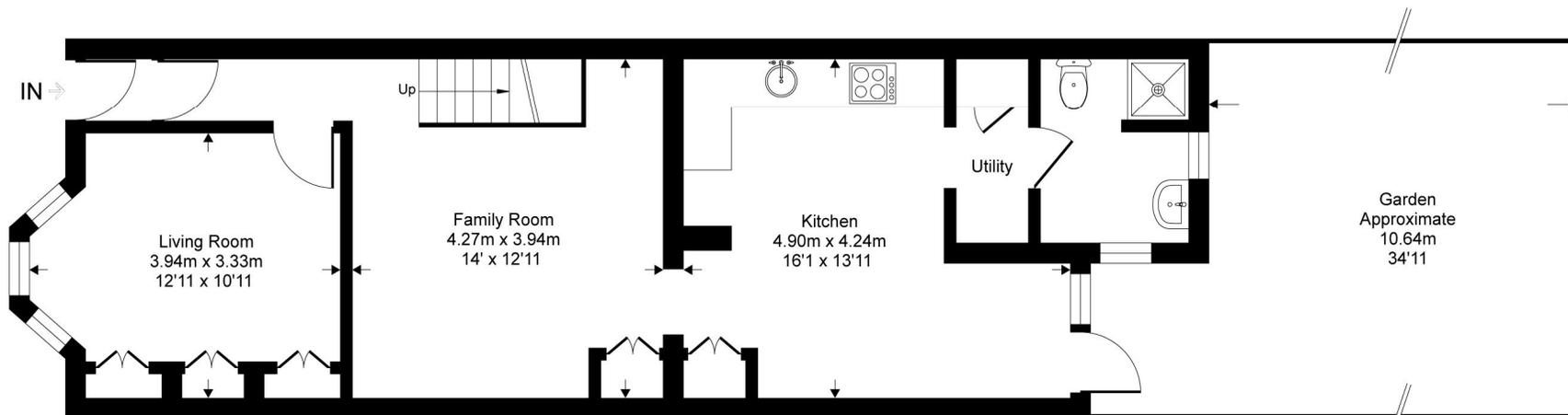


Rope Walk

Approximate Gross Internal Area = 95 sq m / 1020 sq ft



First Floor



Ground 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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