

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is approached over a pedestrian way and occupies a hidden position situated in the lea of the historic Landgate 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 International Jazz Festival are both held annually. From the town there are local train services to Eastbourne and to Ashford International from where there are high speed connections to London St. Pancras (37 minutes). Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

An attached character property of mellow brick elevations, set with timber casement windows, beneath a peg tiled roof. Russell House presents an opportunity for enhancement through improvement and the potential for enlargement subject to the approval of a current planning application for the existing conservatory to be removed and a two-storey extension built to provide a larger kitchen to the ground floor and bedroom to the first floor, as well as an enlarged bathroom. Planning ref: RR/2022/1221/P

Front door into the **entrance hall** with stairs rising to the first floor.

Living room with window to the rear overlooking the garden and a 1930s fireplace with a tiled inner surround.

Bedroom 3 having windows to the front.

Open plan kitchen and dining room fitted with a range of base and wall mounted cabinets incorporating a four burner gas hob with oven under and filter hood over, an integrated dishwasher and twin circular sink units, together with a walk-in utility store housing the gas boiler with space and plumbing for a washing machine and additional appliance. There is space for a dining table in the conservatory extension with doors out to the terrace.

Cloakroom comprising close coupled w.c and wash hand basin.

First floor landing. Bedroom 1 window to side with middle distance views over The Salts with the River Brede beyond. Built in cupboard. En-suite shower room having window to rear comprising shower cubicle, w.c, wash hand basin and heated towel rail.

Bedroom 2 window to side with views as above, built in cupboard.

Study with a window to the front having views over the Landgate area towards Point Hill.

Family bathroom comprising panelled bath, wash hand basin, w.c and heated towel rail.

Outside: From the front of the house there is a pedestrian side gate leading through to a wide paved terrace which wraps around the property to the far side where there is space for a garden table etc.

Rother District Council - Council Tax Band D

Guide price: £585,000 Freehold

Russell House, Russell Square, Landgate, Rye, East Sussex TN31 7LH



An attached three bedroom character property, presenting an opportunity for enhancement and potential enlargement, occupying An elevated, tucked away position in the lea of the historic Landgate within the Conservation Area of the Ancient Town and Cinque Port of Rye.

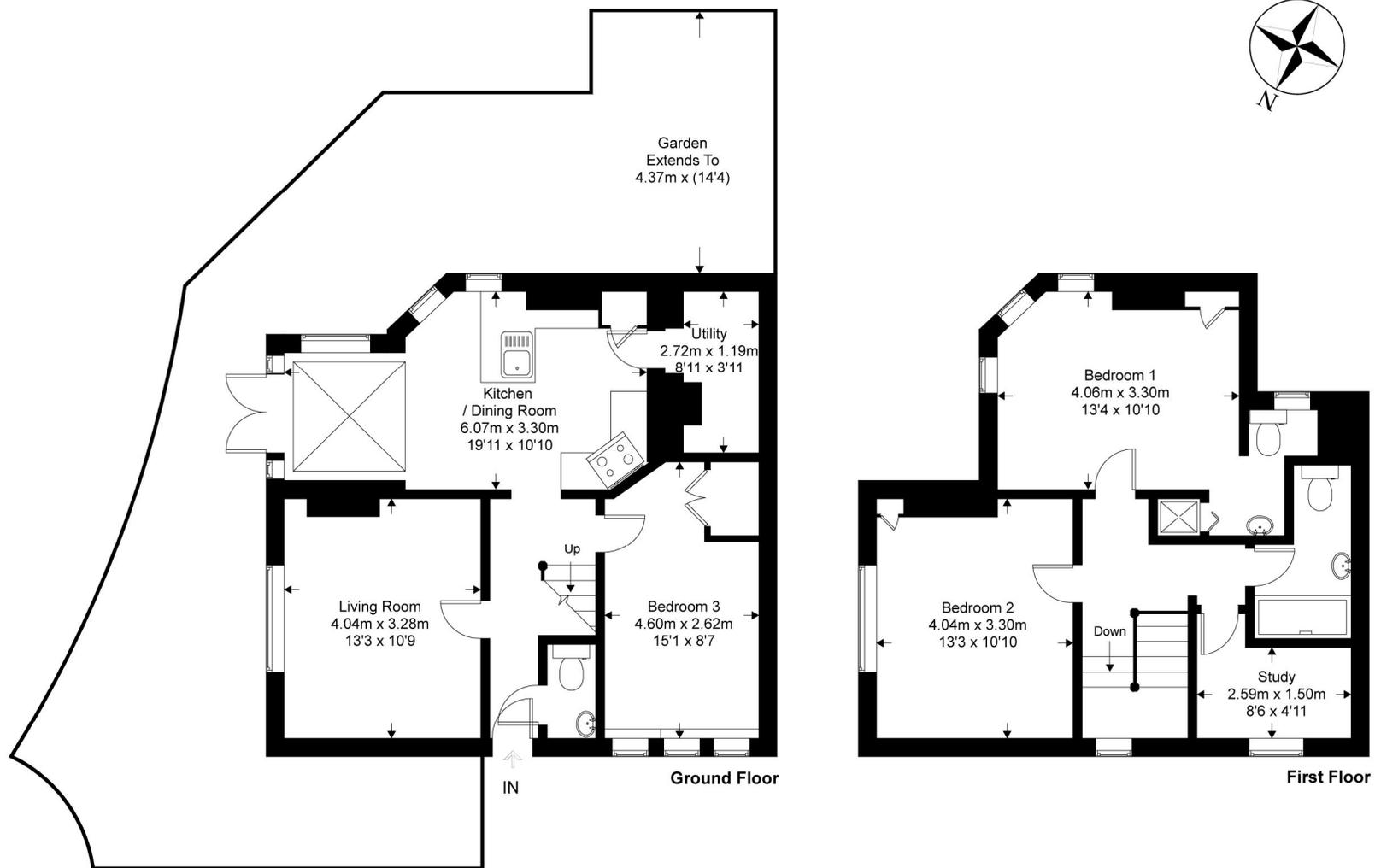
- Entrance hall • Living room • Kitchen opening to a conservatory/dining room • Cloakroom • Landing • Bedroom 1 with en suite shower room • Two further double bedrooms • Study • Family bathroom
- Gas central heating • EPC rating E • Garden with wide paved terrace looking towards the Town Salts



Directions: Facing the Landgate (from Tower Street) you will see Beaucatcher Wines to your left. There is a shared pedestrian twitten between the wine shop and GMP accountants, which leads to Russell House at the end on the right-hand side.

Russell House

Approximate Gross Internal Area = 105.1 sq m / 1131 sq ft



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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