

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located within the Ancient Town and Cinque Port of Rye, renowned for its historical associations and fine period architecture including the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and eighteenth century Town Hall. From the town there are local train services to Ashford International with high speed connections to London St. Pancras in 37 minutes, from where there are connections to Paris, Brussels and Amsterdam via Eurostar. The M20 may be joined at Ashford via the A2070 and A259. To the west is the historic town of Hastings with its seafront and promenade, whilst inland are Battle with its Abbey and Tenterden with its tree-lined High Street and green swards. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Formerly a working forge, the cottage presents a period exterior of mellow brick elevations set with double glazed windows and hayloft doors beneath a pitched slate tiled roof. The stylish, contemporary interior is arranged over two levels, as shown on the floor plan.

A part glazed door opens into a hall which runs from the front to the rear of the house and opens to a secluded snug area with glazed double doors to outside. Cloakroom with close coupled w.c and wall mounted wash basin.

The double aspect, open plan living space forms most of the ground floor comprising a seating area with bi-fold doors opening to an enclosed courtyard garden, a dining area and a kitchen fitted with a range of shaker style cabinets comprising cupboards and drawers beneath granite work surfaces, matching island unit with wicker basket drawers, glazed double sink, freestanding cooker, space for a fridge freezer and plumbing for a washing machine and dishwasher.

On the first floor there is a galleried landing. Bedroom I has French windows to a Juliet balcony and an en suite shower room. There are two further double bedrooms, one of which has old hayloft doors to the front. the bath/shower room has a close coupled w.c, pedestal wash basin and panelled bath with a wall mounted shower attachment and screen.

To the rear is an enclosed courtyard with outdoor lighting and a rear access gate.

Council Tax Band: Currently deleted. Previously Band C (October 2011)

Directions: From our offices in Cinque Ports Street, proceed in a westerly direction towards The Strand Quay for approximately 300 metres (Cinque Ports Street continues into Wish Street) where the property will be found on the left hand side.

Guide price: £495,000 Freehold

The Old Forge, 26 Wish Street, Rye, East Sussex TN31 7DA

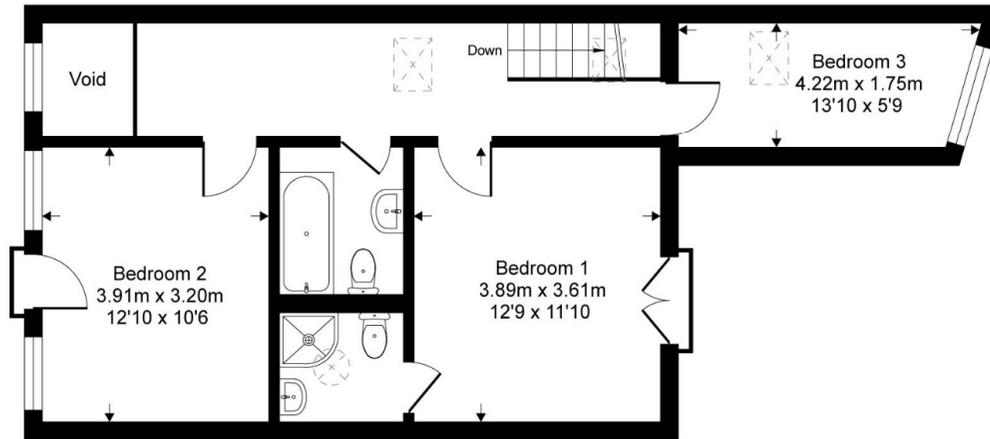


Formerly a working forge, an immaculately presented cottage with a period exterior and a contemporary, stylish open plan interior, together with an enclosed courtyard, well located in the Ancient Town and Cinque Port of Rye.

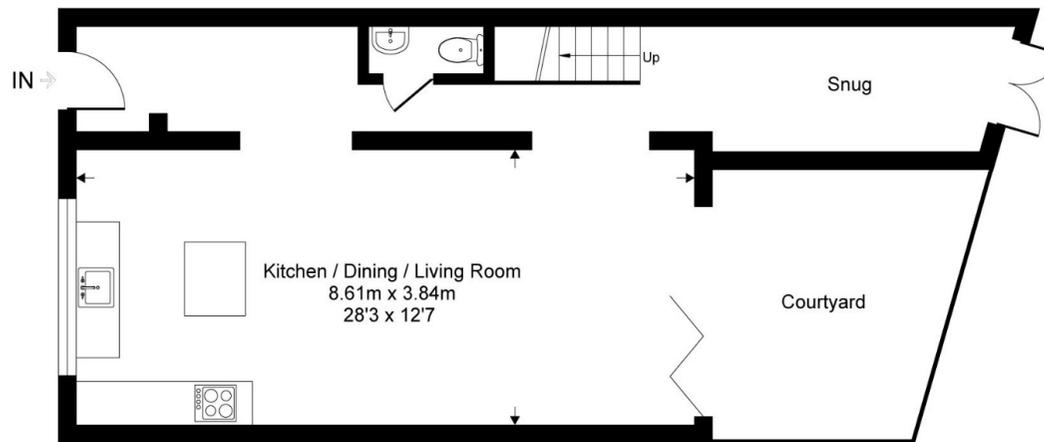
- Hall • Open plan living area with fitted kitchen, dining area and sitting area • Snug • Cloakroom
- Galleried landing • Three double bedrooms • Shower room (en suite) • Family bath/shower room
- Gas central heating • Double glazed • EPC rating C • Enclosed courtyard



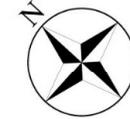
Approximate Gross Internal Area = 110 sq m / 1187 sq ft (excludes void)



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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2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



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