

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated on one of the approach roads to the town and looks across the Strand Quay towards the Citadel of the Ancient Town. Rye, renowned for its historical associations, medieval fortifications and fine period architecture, also has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Brighton and to Ashford with high speed connections to London, St Pancras and to Paris/Lille/Brussels via the Channel Tunnel. Sporting facilities in the area include golf at Rye (Camber), Rye Lawn Tennis Club and sailing on the south coast and many fine countryside and coastal walks.

No 95 forms one of a pair of primarily timber framed Georgian period cottages dating from about 1820, originally known as 1 & 2 Swiss Cottages, presenting weatherboard clad and tile hung external elevations set with attractive timber casement windows and an ornamental balcony to the front beneath a pitched slate tiled roof with decorative timber barge boards to the gable end and an ornate 6' finial above. The property has the benefit of triple glazing to the rear and secondary glazing to the front of the property. The roof has been re-tiled and the property has been repainted externally.

A front door opens into a hallway with stairs off to all floors. The living room, which has a tall window to the front with folding wood shutters, has an open fireplace with a wood burning stove, painted floorboards, open display shelving and panelling to dado height. To the rear is a bath/shower room with modern fittings comprising a close coupled w.c, a wash basin, a panelled bath with a shower attachment and a separate spa shower enclosure.

On the first floor, there is a landing and two double bedrooms. Bedroom 1 has views to the front towards the Strand Quay, a built in dressing room and painted floorboards. Bedroom 2 has painted floorboards, original panelling to one wall and built in storage cupboards.

On the lower ground floor, there is a home office/bedroom 3 with a window to the front and fitted storage cupboards to one wall, together with a further utility cupboard housing a wall mounted gas combi boiler and plumbing for a washing machine. Adjacent is the kitchen, which looks through to the conservatory, with a fitted work surface to two walls with an inset sink and modern flush storage cupboards and drawers beneath, together with a stainless steel range cooker, space for a fridge freezer and dishwasher and further under stairs storage with old pine drawers. From the kitchen, an open doorway leads to a double glazed conservatory/dining room with painted floor boards and double doors to the garden.

Outside: To the front there is a small coastal style garden with drift wood, globe artichokes, rosemary, alliums, lavender etc. To the side of the house is a shared access pathway and to the rear is a delightful fence enclosed cottage garden 85' x 17' with productive raised beds, sun terrace, seating areas, herbs and hanging fish nets. To the rear is a large shepherds hut with covered lean to storage, currently used as a workshop but could readily be converted to a home office or a studio as it has power and water.

Note: There is a pedestrian right of way across part of the rear garden in favour of the neighbouring property.

Local Authority - Rother District Council - Tax Band C

Price guide: £399,950 freehold

95 Winchelsea Road, Rye, East Sussex TN31 7EL



A Georgian period cottage, forming one of a pair, situated on the residential outskirts of the town with a delightful 85' rear garden and an outlook to the front across the Strand Quay towards the Citadel of the Ancient Town of Rye.

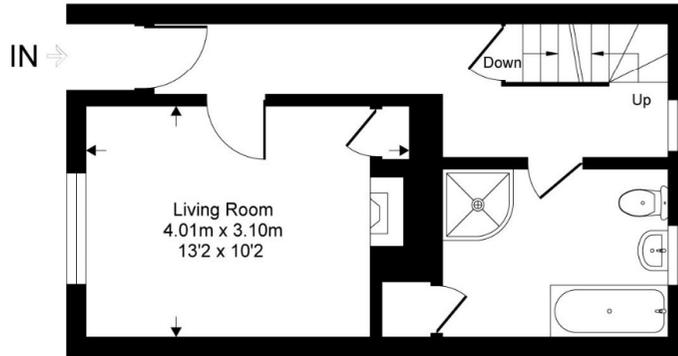
- Ground floor - • Entrance hall • Living room • Bath/shower room
- Lower Ground floor - • Kitchen • Conservatory/dining room • Bedroom 3
- First floor - • 2 Double bedrooms • Gas central heating • EPC rating C
- 85' rear garden • Shepherds hut style workshop/store



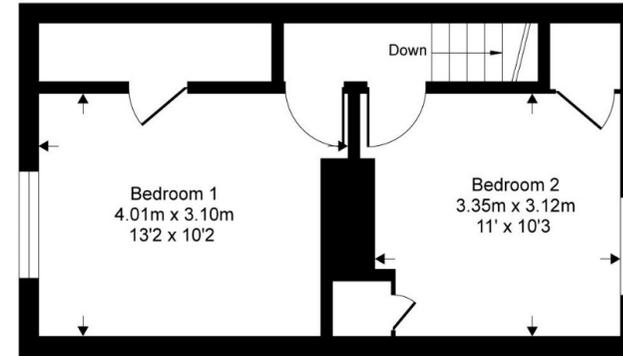
# Winchelsea Road

Approximate Gross Internal Area = 102 sq m / 1103 sq ft

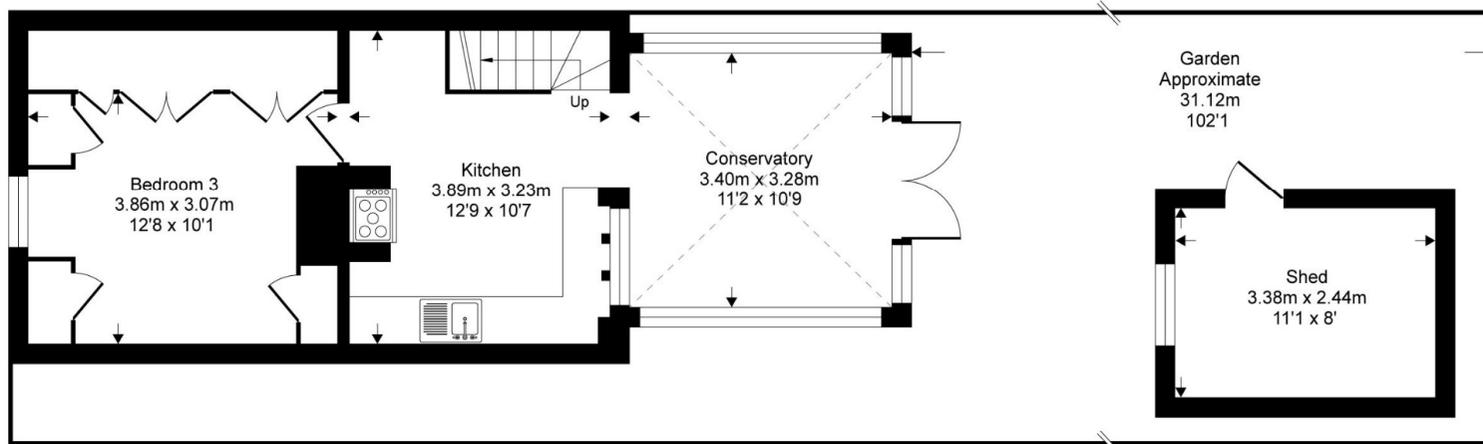
Shed = 8 sq m / 89 sq ft



**Ground Floor**



**First Floor**



**Lower Ground Floor**

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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