



**15 Military Road  
Rye, East Sussex TN31 7NX**



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**Guide Price £649,950**

**An exciting opportunity to purchase a newly modernised 4 storey townhouse with pretty enclosed garden, just a short walk from the centre of the historic Cinque port town of Rye**

**This 3 double bedroom / 2 bathroom end-of-terrace character home has been completely refurbished both inside and out by the current owner, offers charming, flexible, and beautifully presented accommodation and would suit any number of purchasers, including those looking for a second home or someone looking to use it as an Airbnb. Whilst the interiors have been given a modern twist which will appeal to those with more contemporary tastes, enough of the character of the property has been retained to also appeal to those with more traditional tastes.**

**Step out of the front door, and you are a few steps away from the renowned Globe Inn and just a short walk from the centre of Rye and its many amenities. Step out of the back door and you enter a very private courtyard garden where you can leave the worries of the world behind. There is also a single en-bloc garage available by separate negotiation. Viewing is highly recommended.**

- Deceptively spacious end of terrace Edwardian property
  - Stylish, flexible interior with an on-trend modern feel
  - Completely renovated throughout including new roof
  - 3 bed/2 bath accommodation arranged over four floors
  - Modern kitchen / High-end bathroom & shower room
- Pretty enclosed south east facing courtyard garden to rear
  - Garage by separate negotiation
- Mainline station with services to Ashford and Brighton
  - Wide choice of good local schools nearby
- Romney marshes on doorstep / coast very close by

**SITUATION:** The house is within the Conservation Area in a period terrace just a short walk from the centre of the charming Cinque Port town of Rye, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although the town is steeped in history, it also caters for every day modern life and has comprehensive shopping, health and leisure facilities. Rye has also become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a Kino cinema complex. The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue. There are a wide choice of educational opportunities nearby in both the state and public sectors and for transport, the town has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes.

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**Warner Gray**



**UPPER GROUND FLOOR** Steps lead up to the front door, which opens into a useful lobby area where there is room for cloaks. A further door then leads you through to the main sitting room where there is a fireplace and shuttered bay window to the front. To the back of the sitting room is a landing area where stairs lead down to the lower ground floor and up to the first floor and a door leads you through to what could be bedroom 3. This lovely sunny room at the back of the house could be used in a number of different ways, including as a third double bedroom or further reception room. Feature fireplace with built-in storage to one side. Bay window.

**LOWER GROUND FLOOR** The kitchen, which is situated on the lower ground floor, is handily positioned between the dining area, where there is room for a table and chairs, and the cosy snug / study, making this an incredibly sociable space to cook, eat, work and relax. The dining area also benefits from a large roof light which brings in good amounts of natural light and a large glazed door which gives views over and access to the courtyard garden beyond.

An attractive shaker style kitchen comprises a range of units with worktops, inset ceramic sink with drainer. Rangemaster oven. Integrated washing machine and wine cooler.

A large under stairs storage cupboard and built-in cupboard housing the boiler and hot water cylinder, make additional handy storage spaces. There is also a contemporary shower room on this floor.

**FIRST FLOOR** Stairs from the lower ground floor lead to a landing which gives access to bedroom 2, the bathroom and stairs to the second floor. Situated on the first floor opposite the main bathroom is a good size double bedroom with built-in shelved cupboard and shuttered window to the front. There is also a separate w.c. and wash hand basin.

Opposite the bedroom is the spacious and most luxurious traditional style bathroom which certainly has the "wow" factor. A freestanding bath with mixer tap, two wash basins set on a wooden vanity unit, WC and separate shower add to the feeling of luxury and elegance. Room for freestanding storage and furniture. Original fireplace. Built-in cupboard.

**SECOND FLOOR** As you make your way up the staircase to the second floor, you can have no idea of the wonderful surprise in store. As you turn the corner at the top of the stairs, you are greeted by an impressive space that invites you to relax and chill.

Built-in storage and large eaves space (unmeasured). A loft hatch gives access to the attic space which we understand is generous.

**OUTSIDE** To the rear of the property is a very private, landscaped south east facing garden with raised beds and useful built-in storage, which makes an ideal setting for al fresco dining and summer relaxation. A gate at the side of the house leads you out to the front of the house.

NB: We are advised that the service road to the rear does not come within the deeds for this property, but all users have a right of access over it at all times. We are also advised by the vendor that there is a single en-bloc garage near-by which is available through separate negotiation.

**SERVICES** Mains water, electricity, gas and drainage. EPC Rating: C. Local Authority: Rother District Council. Council Tax Band: D.

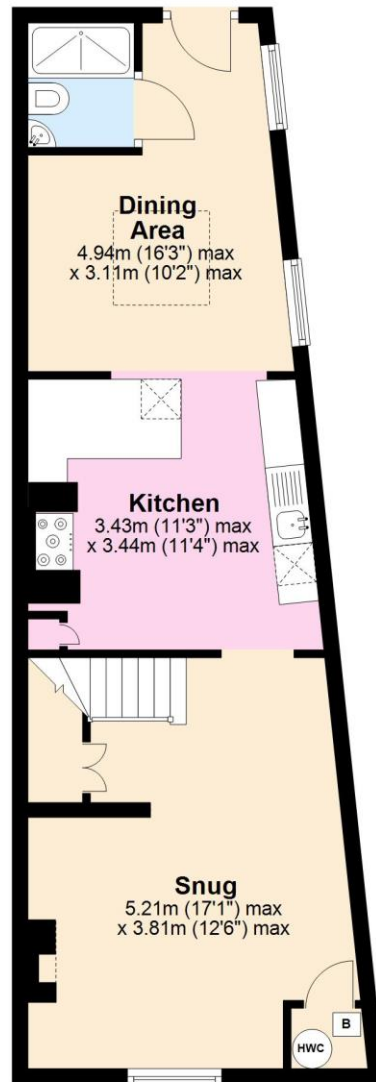
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**Viewing through WarnerGray 01797 290050**



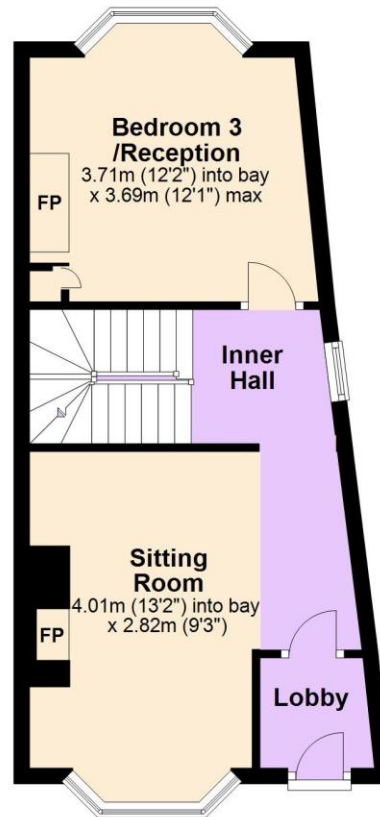
### Lower Ground Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



### Upper Ground Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



### First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



### Second Floor

Approx. 25.6 sq. metres (275.7 sq. feet)



Total area: approx. 140.4 sq. metres (1511.2 sq. feet)







