



**Russell House,  
54 Fishmarket Road, Rye, East Sussex TN31 7LP**



## Russell House, 54 Fishmarket Road, Rye TN31 7LP Guide Price £375,000

A rare opportunity to purchase a wonderfully unique and deceptively spacious 3 storey period townhouse with two pretty courtyard gardens, parking and garage, just a short walk from the centre of the historic Cinque port town of Rye and within easy reach of the beautiful East Sussex coast.

This unlisted attached late Victorian 2/3 bedroom character home, now in need of some modernisation and improvement, offers charming, flexible accommodation and would suit any number of different purchasers, including those looking for a second home or someone looking for a rental opportunity.

Set over three floors, the principal accommodation comprises: a cosy sitting room; generous dining room; galley style kitchen with breakfast area at one end which gives access to a very private courtyard space; two doubles bedrooms, one with an en-suite bathroom; separate shower room, and attic room, which could be a third single bedroom or an office, study, studio or hobby space.

Step out of the front door, and you are a few steps away from the lovely Rye Salts and just a short walk from the centre of the town and its many amenities. Step out of the back door and you enter a very private haven where you can leave the worries of the world behind. This property also benefits from a parking space and garage to the front. Viewing is highly recommended to appreciate all that this quirky property has to offer.

- Unique, attached, unlisted late Victorian three storey house
- Warm & inviting 2 / 3 bedroom / 2 bathroom accommodation
- Would now benefit from some improvement / modernisation
- Very private inner courtyard and further raised garden area to rear
- Off street parking space to front with Garage behind
- Lovely views over Rye Town Salts towards River & Camber
- Walking distance of the Citadel and all amenities on offer
- Romney Marshes, Rye Harbour and Coast a stone's throw away
- Mainline station nearby with lines to Brighton and Ashford
- Possible second / holiday home or rental opportunity

**SITUATION:** "Russell House" is opposite Rye Town Salts, just a short walk from the historic Citadel, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although the town is steeped in history, it also caters for modern life and has a range of shopping, health and leisure facilities, as well as great cafes, restaurants, pubs and hotels. Rye has also become something of an arts centre with many galleries and craft shops. There is also an annual Rye Arts and International Jazz Festival and Kino cinema. Rye Salts opposite is an area of open public land used for a range of recreational activities such as dog walking, and has lovely cultivated wild flower areas. The Romney marsh countryside is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities, both on and off the water. 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.

[www.warnergray.co.uk](http://www.warnergray.co.uk)

[rye@warnergray.co.uk](mailto:rye@warnergray.co.uk) 01797 290050

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**GROUND FLOOR** From the moment you take the shared steps up to the front door, you know there's going to be some surprises in store, and this house certainly does not disappoint.

The front door leads into a welcoming **HALLWAY** which is open to the sitting and dining rooms, giving this main reception floor an open plan, very sociable feel. Stairs to first floor with cupboard under. Space for cloaks storage.

**SITTING ROOM** 13'8 x 10'3. This good size, inviting room is a cosy place to sit and relax. A large, double-glazed window to the front gives views over The Salts.

**DINING ROOM** 13'2 x 12'1. This spacious room, with its exposed brick walls, feature fireplace and stained floorboards, is bursting with character. Currently set up as a dining room, this space could also take soft seating or be used as the main sitting room if preferred.

**KITCHEN** 11'9 x 6'2. The galley style kitchen, which is handily positioned between the dining and breakfast rooms, has a sunny feel about it. A window gives lovely views over the courtyard garden beyond. There are a range of wood units, both wall and base with laminate worktops. Sink unit.

Free standing oven with gas hob. Slimline dishwasher. Boiler. One end of the kitchen is open to the breakfast room.

**BREAKFAST ROOM** 11'4 x 6'8. This useful room at the end of the kitchen has space for a small table and chairs. Worktop with storage under. Space for upright fridge/freezer and washing machine. Two external doors give access to the inner courtyard garden and the alleyway which leads to the upper garden.

Stairs lead from the ground floor to a **FIRST FLOOR LANDING** which gives access to the two main bedrooms, shower room and stairs to the attic room.

**BEDROOM 1** 13'10 x 10'2. A spacious double bedroom with double glazed front window giving views out across The Salts and beyond.

**SHOWER ROOM** A handy shower room with curtained shower cubicle, pedestal wash basin and WC.

**BEDROOM 2** 12'5 x 8'6. A pretty double bedroom with en-suite bathroom. Views towards Citadel at the back. A loft hatch gives access to what we understand is a large loft space.

**EN-SUITE BATHROOM** A generous, traditional style en-suite bathroom comprising panelled bath, wash basin and WC. Room for free standing storage.

**SECOND FLOOR BEDROOM** 12' 4" x 8'0. Stairs from the first floor lead to this handy room nicknamed "The Crow's Nest", which could be used as a single bedroom or study, office, studio, hobby room or storage space. Eaves storage. NB: Some restricted head height to this room.

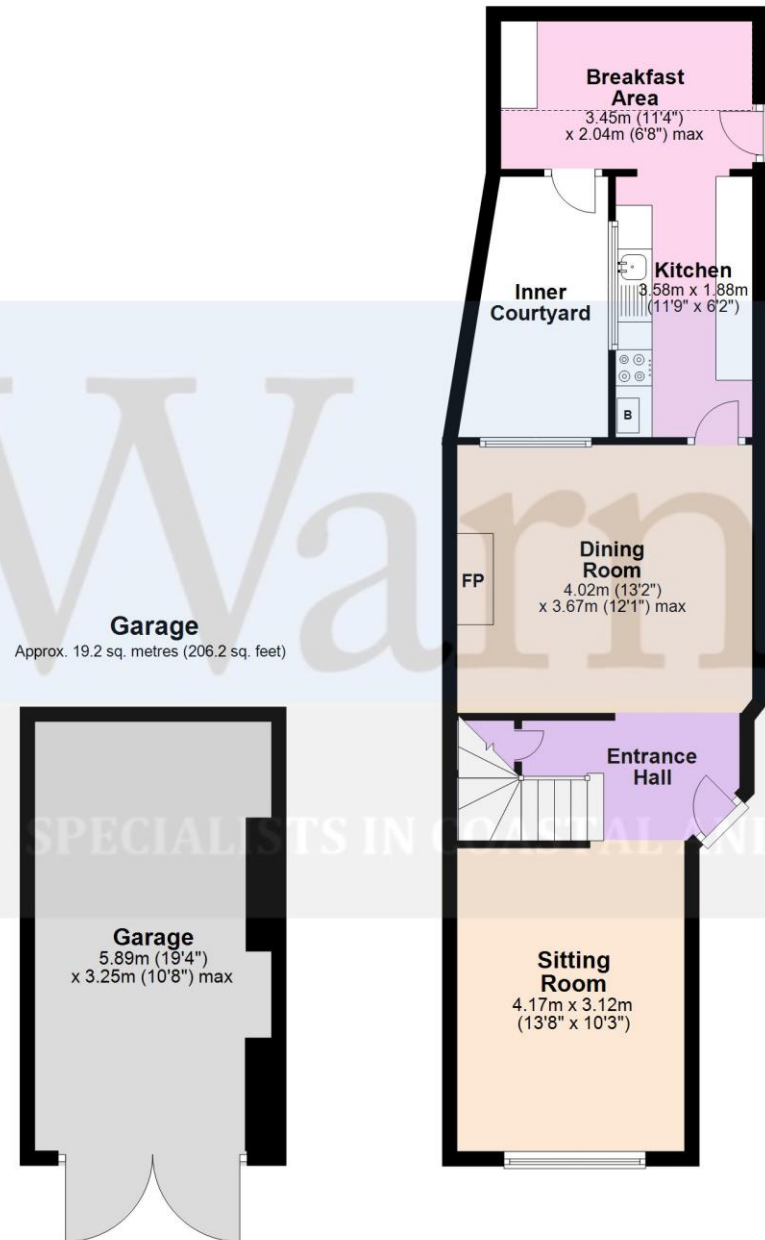
**OUTSIDE** Externally the property enjoys the rare benefit in Rye of a single off-street parking space in front of the garage which is situated beneath the house. Shared steps lead up to the front doors for this property and number 56. These properties also share an alleyway which leads to the back of the houses, where a further set of steps belonging to this property lead to a private second level terraced garden area. A further enclosed, very pretty courtyard garden can be found tucked away at the side of the kitchen on the lower level and is the perfect place to retreat from the world outside.

**SERVICES:** Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Rother District Council. Council Tax Band: D. Location Finder what3words: scornful.wand.growl



## Ground Floor

Approx. 48.9 sq. metres (526.4 sq. feet)



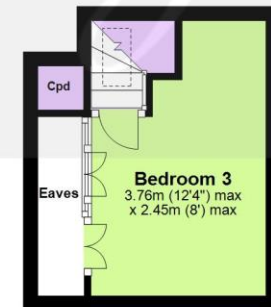
## First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



## Second Floor

Approx. 13.2 sq. metres (142.4 sq. feet)



Total area: approx. 119.3 sq. metres (1284.3 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

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