



6 Highfields

Hilltop Drive, Rye, East Sussex TN31 7HT

# 6 Highfields, Hilltop Drive, Rye, East Sussex TN31 7HT

Guide Price : £220,000

A well-presented one-bedroom first-floor apartment forming part of a large character building previously the former nurses quarters, ideally situated within easy reach of the centre of historic town of Rye, renowned for its medieval history along with excellent shops and amenities.

the accommodation now includes a welcoming entrance hallway, a spacious living / dining room, a modern shower room, a fitted kitchen, a comfortable double bedroom and a separate dressing room. Additional features include a private roof terrace, allocated parking for one vehicle, visitor parking and access to a communal garden.

This property is sure to appeal to a wide range of buyers—whether you're looking for a permanent residence, a weekend retreat, a lock-up-and-leave, or even a potential investment, given Rye's popularity as a tourist destination. Viewing is highly recommended.

- Spacious one bedroom first floor apartment with roof terrace
- Set within a large character property with communal gardens
- Allocated parking space and visitor parking
- Convenient cul-de-sac setting at the top of Rye Hill easy reach of the town centre
- Range of independent shops, antiques stores, and art galleries
- Explore a variety cosy cafés, restaurant and pubs
- For nature lovers, Rye Harbour Nature Reserve is a must-visit.

**SITUATION :** Highfields is set at the top of Rye Hill being convenient set within easy reach of this ancient Cinque Port of Rye, celebrated for its rich heritage, medieval history, and beautifully preserved period architecture. In addition to its charm Rye offers primary and second schooling, leisure facilities and a wide selection of shops and a vibrant local community with a focus on the arts. The town hosts the annual Rye Arts Festival and Jazz Festival, and is home to a cinema and arts centre. Rye also provides local train services to Eastbourne and Ashford, with high-speed rail links from Ashford International to London St Pancras in just 37 minutes. The nearby coastline offers outstanding natural beauty, with the dramatic dunes and sandy beach at Camber is only about six miles from Rye. The unique, distinctive and very beautiful Romney Marsh landscape and picturesque coastline offers many wonderful opportunities for walking, cycling and watersports



The accommodation comprises the following with approximate dimensions: **ENTRANCE HALL** The hall includes a radiator and provides access to the loft space.

**SITTING ROOM / DINING ROOM** 15'7 x 12'9. A bright and spacious room with two rear-facing windows, a radiator and recessed ceiling spotlights.

**SHOWER ROOM** Featuring a large shower cubicle, pedestal wash basin, low-level w.c, heated towel rail, and extensive wall tiling.

**KITCHEN** 9'9 x 7'7. A well-equipped kitchen fitted with a range of Shaker-style base and drawer units with integrated appliances including washing machine, fridge and freezer within tall units, double eye-level oven, and an inset hob with extractor fan.

Complemented by a matching worktop, inset single drainer stainless steel sink with modern tap, and recessed ceiling spotlights. Side-facing window and recess spotlights.

**BEDROOM** : 15'9 x 9'8. Spacious double bedroom with two front-facing windows, a radiator, and stairs leading up to:

**LOFT** : 9'8 max (including stairwell) x 7'6. A versatile area currently used as a dressing room.

#### OUTSIDE

The property benefits from a private roof terrace and has access to the shared communal gardens.

**PARKING** The property has an allocated parking for and there are two visitor bays.

#### LEASEHOLD

92 years (approximately). We are advised the sale will include a share of the freehold.

#### SERVICE / MAINTENANCE

Currently £1,140 per annum.

The block is managed by Highfields Management Company (Rye).

#### SERVICES

Mains water, drainage, electricity and gas. Council Tax Band B. EPC rating D.

**LOCAL AUTHORITY** Rother District Council.

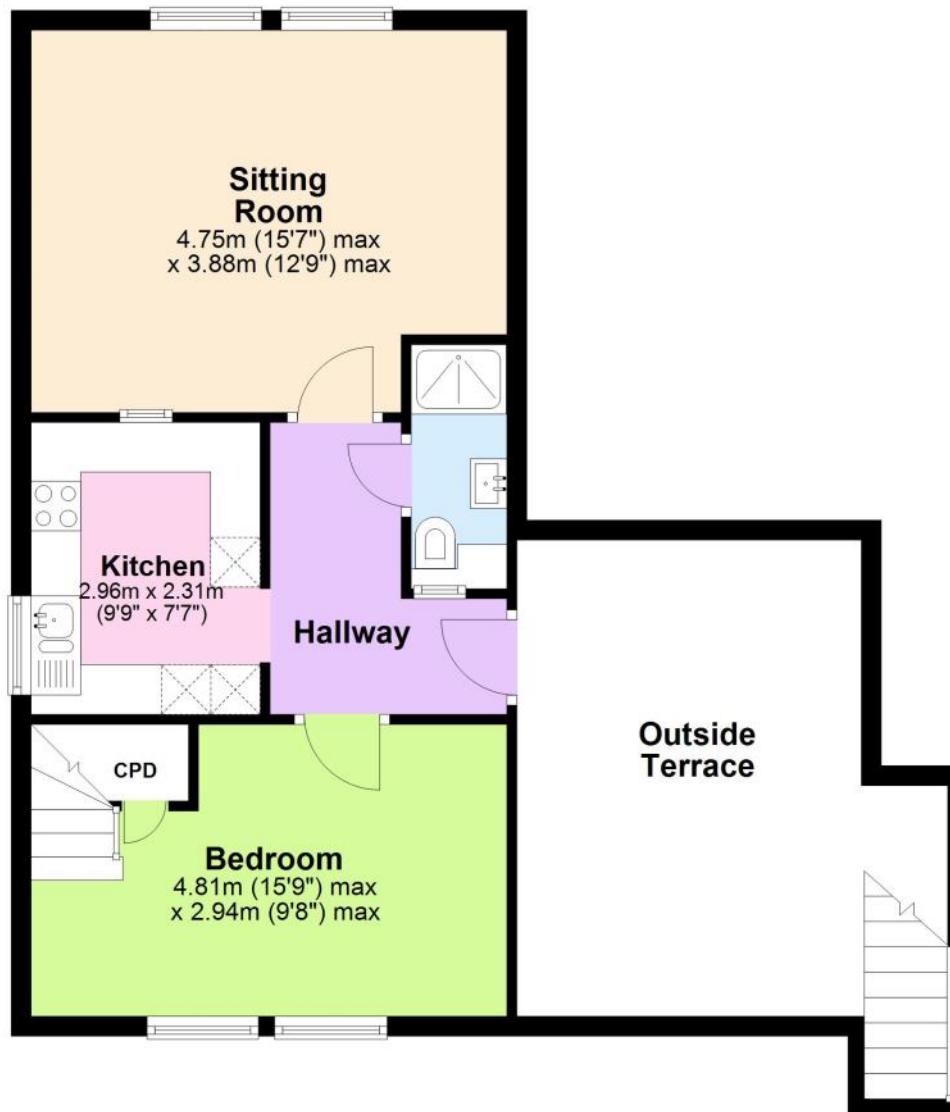


103A HIGH STREET, RYE, EAST SUSSEX TN31 7JN  
01797 290050 Email : [rye@warnergray.co.uk](mailto:rye@warnergray.co.uk)



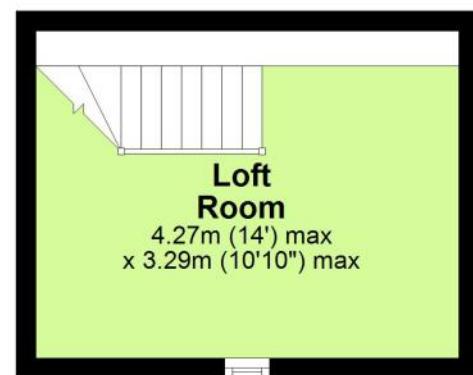
## Floor Plan

Approx. 69.7 sq. metres (749.9 sq. feet)



## Mezzanine

Approx. 14.1 sq. metres (151.7 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



