



8-10 Ferry Road, Rye, TN31 7DN

AN OPPORTUNITY ARISES TO SECURE THIS IMPRESSIVE AND SPACIOUS FOUR BEDROOM, THREE RECEPTION ROOM GRADE II LISTED FAMILY HOME, IDEALLY LOCATED WITHIN THE HISTORIC CINQUE PORT TOWN OF RYE WITHIN IMMEDIATE WALKING DISTANCE OF RYE TRAIN STATION, LOCAL SHOPS, AMENITIES & RESTAURANTS, AS WELL AS LOCAL SCHOOLS, BUS ROUTES. IT ALSO HAS THE POTENTIAL TO USE AS HOME & INCOME WITH SHOP PREMISES TO THE GROUND FLOOR.

The property provides deceptive and versatile accommodation arranged over three floors to include two ground floor reception rooms (former shop front) with rear store rooms & a 22'11 studio, a downstairs cloakroom/utility room and a reception hall/boot room. To the first floor there is an impressive 25'7 x 12'3 twin bay living room/diner with feature fireplace as well as a fitted kitchen with built in appliances and a re-fitted 9'11 x 8'11 family bathroom with corner bath and separate walk in shower cubicle. To the second floor there are four bedrooms and outside there is an enclosed rear courtyard.

Viewing is considered essential to appreciate the flexibility of use as well as the opportunity to have a double fronted shop with accommodation above in this wonderful historic town. Viewing is considered essential with owners Sole agent, Charles & Co.

Price £395,000

8-10 Ferry Road, Rye, TN31 7DN



- Deceptive Double Fronted Family House
- Close to Shops & Restaurants
- Four Bedrooms, Three Reception Rooms
- Must Be Viewed
- Ideal Central Rye Location
- Beautiful Grade II Listed
- Studio & Potential for Shop & Home
- Walking Distance to Rye Station
- Accommodation Over Three Floors
- Private Rear Courtyard

Office/Reception Room

15'7 x 14'2 (4.75m x 4.32m)

Studio/Workshop

19'6 x 14'1 (5.94m x 4.29m)

Inner Hallway/Store

12'6 x 8'11 max (3.81m x 2.72m max)

Studio Room

22'11 x 8'6 max (6.99m x 2.59m max)

Boot Room/Rear Lobby

14'0 x 9'11 (4.27m x 3.02m)

Utility/Cloakroom

8'1 x 5'6 (2.46m x 1.68m)

First Floor Landing

14'0 x 9'8 max (4.27m x 2.95m max)

Living/Dining Room

25'7 x 12'3 (7.80m x 3.73m)

Kitchen

9'1 x 6'0 (2.77m x 1.83m)

Family Bath/Shower Room

9'11 x 8'11 (3.02m x 2.72m)

Inner Hallway

Second Floor Landing

Bedroom One

13'4 x 9'3 (4.06m x 2.82m)

Bedroom Two

8'9 x 8'8 (2.67m x 2.64m)

Inner Lobby

Bedroom Three

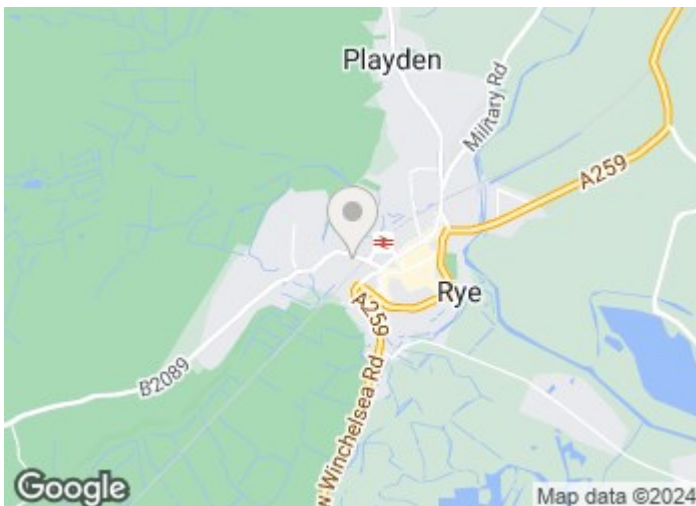
11'5 x 9'7 (3.48m x 2.92m)

Bedroom Four

13'11 x 8'5 (4.24m x 2.57m)

Outside

Private Rear Courtyard





Floor Plan

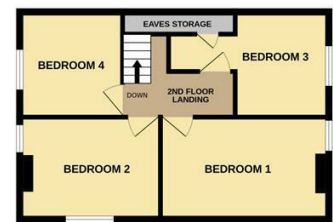
GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



2ND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 2044 sq.ft. (189.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.