

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set off the main road tucked away down a private path within the Conservation Area, within a short walk of the train station in the Ancient Cinque Port of Rye, renowned for its historical associations, medieval fortifications, and fine Period architecture. As well as its charm and history, the town has an extensive range of shopping facilities, smaller retail units, guest houses, cafes, gym, sports centre, art/antique galleries and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne (55 mins) and to Ashford International (22 mins), from where there are high speed connections to London St. Pancras in 37 minutes and from there to Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include golf at Rye and Cooden, sailing and many fine countryside and coastal walks.

Forming an attached Victorian cottage which has recently undergone extensive renovation throughout presenting predominantly brick elevations beneath a slate roof. Features include modern sash style double glazed windows, period style column radiators, exposed floorboards including herringbone parquet flooring in the kitchen and living room reclaimed from a school building.

The accommodation comprises front door into the **dining room** having exposed pine floorboards, windows to front and rear, door to inner hall.

Living room with herringbone parquet flooring, window to front, fireplace with decorative tiling fitted with a wood burning stove.

Kitchen fitted with a range of base and wall mounted units incorporating a 4 ring electric hob with oven under, integrated dishwasher, fridge and freezer. Herringbone parquet flooring, double doors out to the front courtyard, additional door to the rear. **Inner hallway** with built in storage cupboard.

Stairs rising to the **first floor landing** with exposed floorboards, Velux window over the stairwell, tongue and groove panelling. **Bedroom 1** exposed floorboards, hatch to loft space, window to front. **En suite fully tiled shower room** comprising shower cubicle, wash hand basin, w.c, windows to front and rear. **Bedroom 2** exposed floorboards, built in cupboard, window to front. **Family bathroom** comprising panelled bath, separate walk in shower cubicle, wash hand basin, w.c, window to front, tiled floor and half tiling to walls.

Outside: The property is approached off Wish Street via a gate leading down a private path with a further gate into the stunning courtyard garden with useful shed and space for a table and chairs.

Local Authority: Rother District Council. Council Tax Band C
Mains electricity, gas and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and O2

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £415,000 freehold

20 Wish Street, Rye, East Sussex TN31 7DA



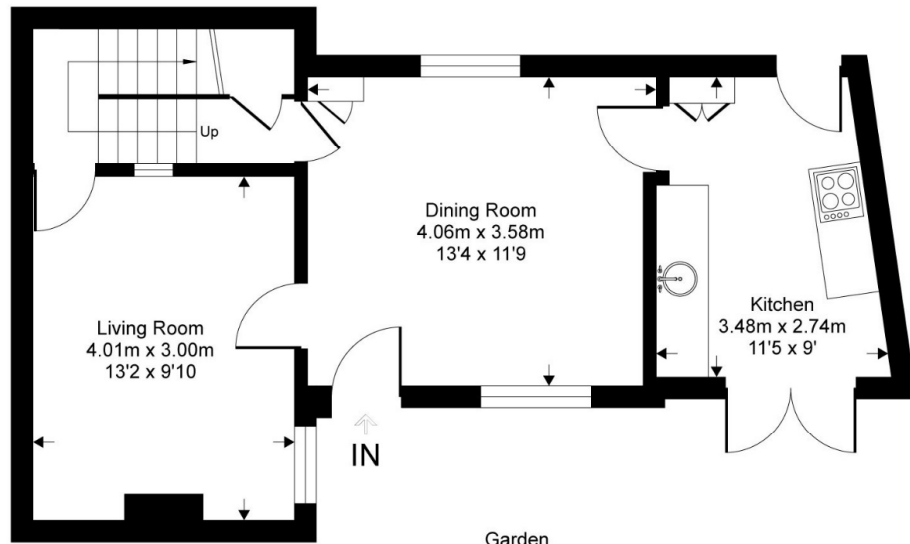
A recently renovated two bedroom attached cottage situated within the Conservation Area tucked away off the main road down a private path with courtyard garden.

- Living room • Dining room • Kitchen • Inner hallway
- First floor landing • Bedroom 1 with en suite shower room • Bedroom 2 • Family bathroom
- Gas heating • Double glazing • Courtyard garden • EPC rating C



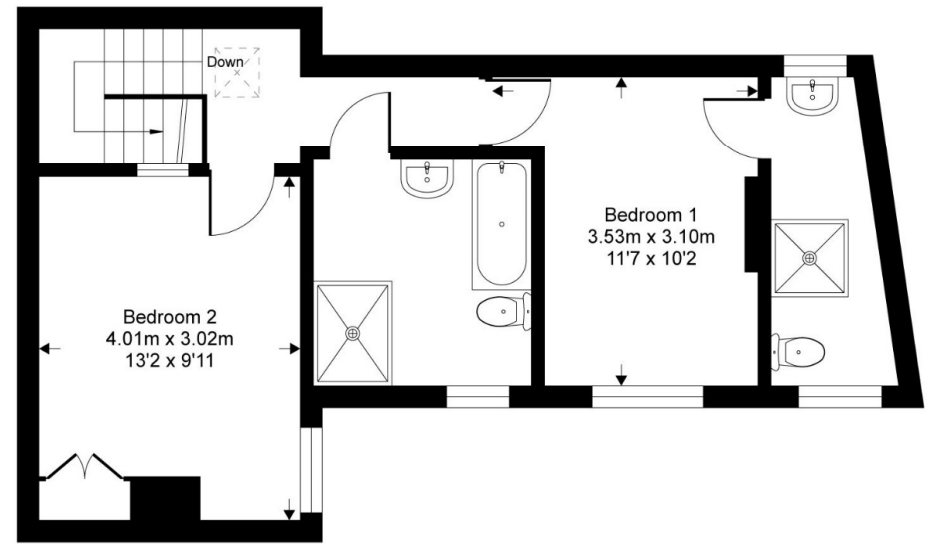
Wish Street

Approximate Gross Internal Area = 83 sq m / 895 sq ft



Ground Floor

Garden
Extends To
3.48m x (11'5)



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk