

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a commanding position in one of England's most famous and historic cobbled streets. West Street lies in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower, and fine period architecture with half timbered houses clustered around the Parish Church of St Mary's. As well as its charm and history, the town has a comprehensive range of shopping facilities including a two screen digital cinema, arts centre and café in Lion Street 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 and to Ashford International with high speed connections to London St Pancras (37 minutes) and from there to the Continent. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Forming an attached Grade II listed timber framed property with an eighteenth-century weatherboard clad front to an earlier sixteenth century building. The property is arranged as two parts, comprising a two bedroom cottage, together with a first and second floor maisonette.

No. 12 – A front door with a canopy above opens into an entrance hall with doors to the kitchen and the living/dining room, which has a window to the front, a wide inglenook fireplace with wood burning stove, panelling to one wall, antique floorboards and exposed timber framing. The kitchen, which overlooks West Street, has a range of base cabinets beneath granite work surfaces with a 4 burner gas hob, built-in oven set into the inglenook, space for a dishwasher and fridge freezer, open display shelving and a tiled floor.

To the rear is an inner lobby with stairs to the first floor and a door to a wet room with underfloor heating comprising a panelled bath, open shower area, w.c and wash basin with vanity cupboard.

On the first floor, bedroom 1 has a sash window overlooking West Street, a fireplace, exposed timber framing, fitted wardrobe cupboards and a small adjacent nursery/dressing room. Bedroom 2 has a dormer window to the rear.

Outside: To the rear of the property and accessed via a shared passageway is an enchanting paved, wall enclosed landscaped garden of about 19' x 8'6 with cottage planting including lavender, honeysuckle, verbena, yew and ornamental grasses.

12a – Access via a shared passageway with a front door and stairs rising to the first floor landing with stairs to the second floor. The living room has a sash window to the front, timber framing, panelling to three walls and an exposed old brick chimney breast. The kitchen/breakfast room has a window to the rear and a range of base cabinets beneath wood block work surfaces with an electric hob, oven under and filter hood over, space and plumbing for a dishwasher and fridge freezer. Glazed double doors open out to a roof terrace with space for a small table and chairs. The fully tiled bathroom has a bath with a shower over, wash basin and w.c.

On the second floor, there is a double bedroom with exposed chimney breast, part sloping ceiling and two windows to the rear.

Note: An enclosed shared passageway leading from West Street divides the two properties at ground floor and there is a utility/ boiler room with space and plumbing for a washing machine and tumble drier. Two neighbouring properties have a pedestrian right to pass through.

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

Predicted mobile phone coverage: Three
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
Sea and rivers flood risk summary: Very low risk. Source GOV.UK

Guide price: £875,000 Freehold

12 & 12a West Street, Rye, East Sussex TN31 7ES




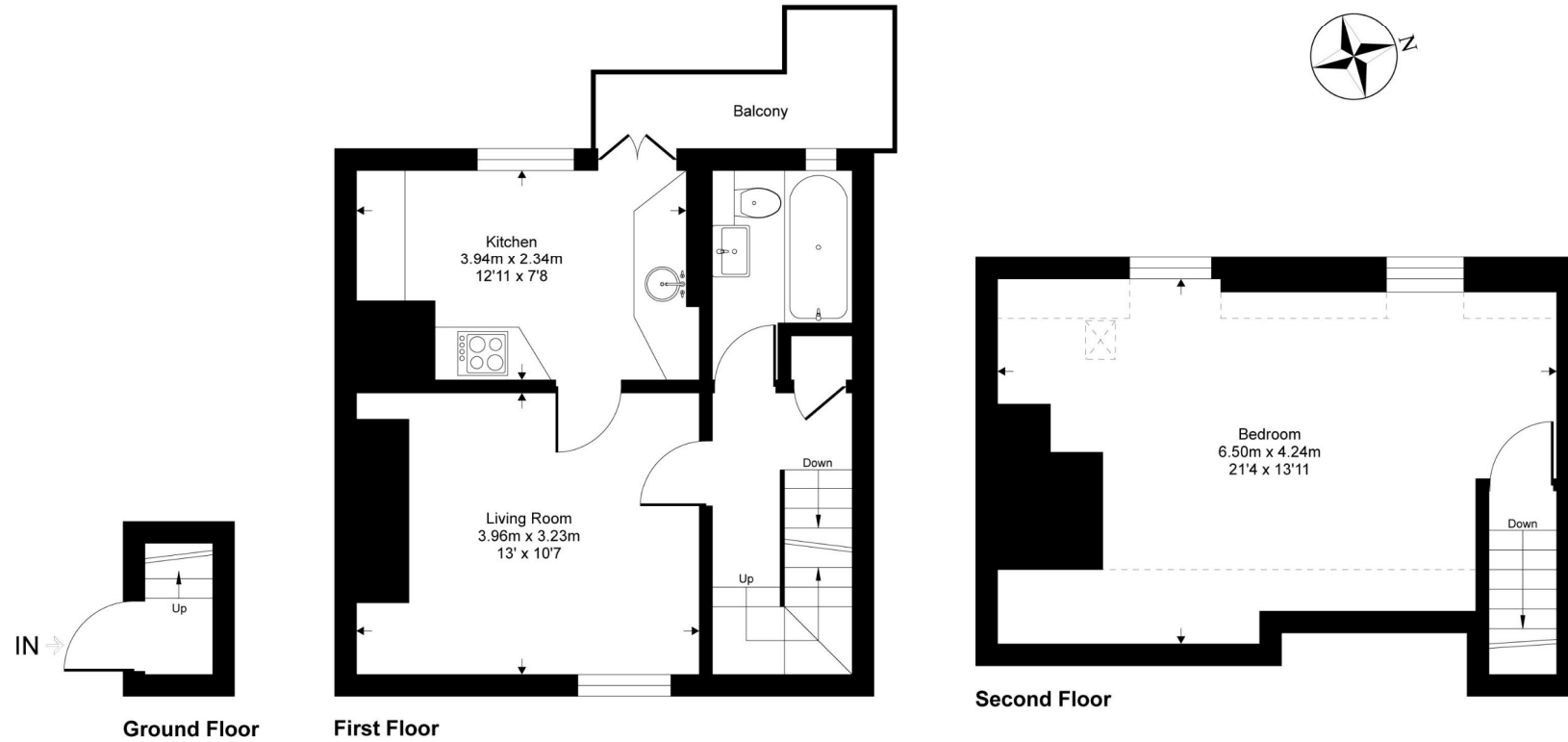
A well presented Grade II Listed period property, fronting a cobbled street in the Conservation Area of the Ancient Town, arranged as two self-contained units, comprising a 2 bedroom cottage with a walled garden, together with a 1 bedroom maisonette with a roof terrace. Both are currently used as holiday lets.

- 12 West Street:** • Entrance hall • Living/dining room with inglenook fireplace • Kitchen • Wet room • Landing • 2 bedrooms
• Gas central heating • EPC rating D • Walled garden
- 12a West Street:** • Entrance lobby with stairs to first floor landing • Living room • Kitchen/breakfast room with roof terrace
• Bathroom • Second floor double bedroom • Gas central heating • EPC rating D

West Street

Approximate Gross Internal Area = 56 sq m / 600 sq ft
(excludes restricted head height)

 = Reduced headroom

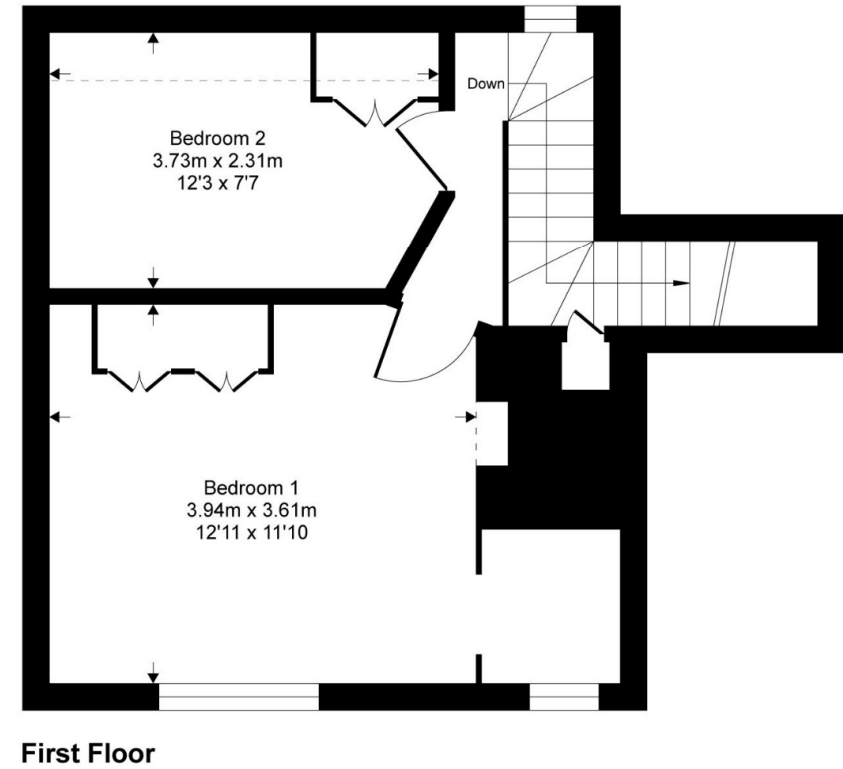
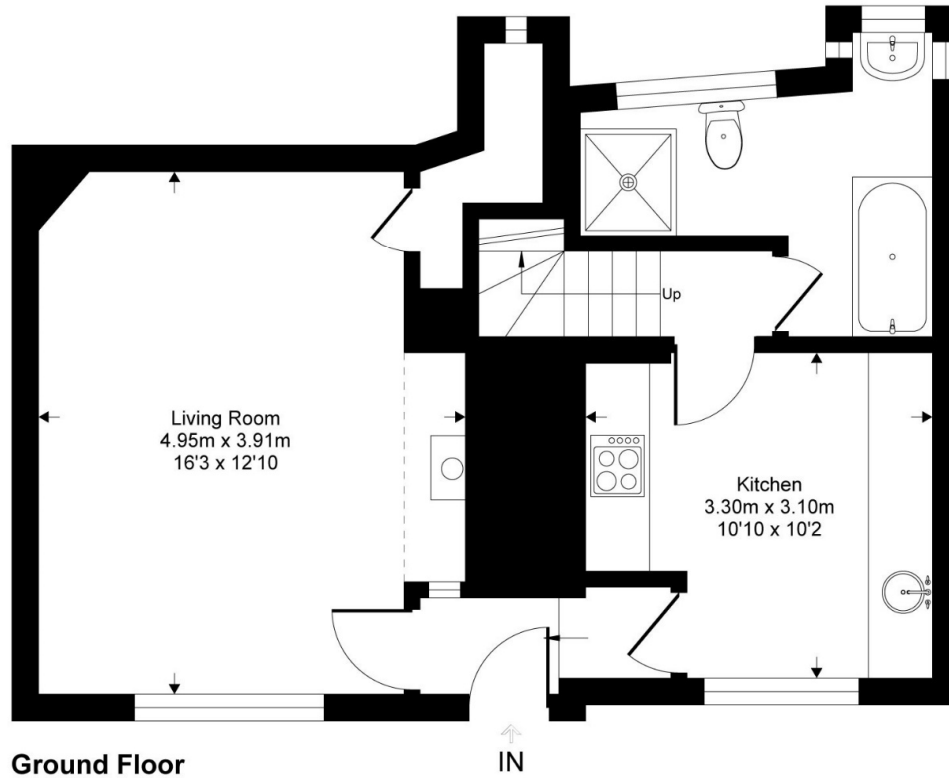
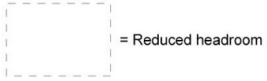
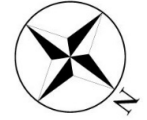


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.

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West Street

Approximate Gross Internal Area = 78 sq m / 844 sq ft
(excludes restricted head height)



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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