

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located on the edge of the Ancient Town and Cinque Port of Rye renowned for its historical associations and fine period architecture including the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and eighteenth-century Town Hall. From the town there are local train services to Ashford with connections to London (High Speed service to St. Pancras in 37 minutes). The M20 may be joined at Ashford via the A2070 and A259. To the west is the historic town of Hastings with its seafront and promenade, whilst inland are Battle with its Abbey, Tenterden with its tree lined High Street and green swards. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

The property forms a semi detached house of brick and part rendered elevations beneath a pitched and part flat roof.

The accommodation comprises front door into the **entrance hall** with stairs rising to the first floor. **Living room** with bay window to the front, fireplace fitted with woodburning stove, built in cupboard and shelving to either side.

Dining room with doors out to the rear garden, built in cupboard.

Kitchen fitted with built in base and wall mounted cupboards, range style gas cooker with 5 ring gas hob and ovens under, extractor fan over. Wall mounted gas fired boiler, dishwasher, space for a fridge/freezer. Walk in cupboard with door to garage. Window to rear.

Conservatory opening out to the rear garden and door to **utility room** with space and plumbing for washing machine, built in sink and separate w.c.

First floor landing hatch to loft space, doors to all bedrooms and bathroom.

Bedroom 1 double aspect with views over the garden and adjoining field.

Bedroom 2 bay window to front, built in cupboard and cast iron fireplace (sealed).

Bedroom 3 window to rear.

Bedroom 4/study having window to front, and built in cupboard.

Family bathroom half tiled comprising panelled bath with shower over and glass side screen. Pedestal wash hand basin, w.c, window to rear. Heated towel rail.

Outside: To the front there is off road parking and access to the single garage. Side access leads around to the rear garden being approximately 83' in length.

Local Authority: Rother District Council. Council Tax Band D

Mains electricity, water, gas and drainage.

Predicted mobile phone coverage: Three

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Rivers & Sea Flood risk summary: Medium risk. Source GOV.UK

Directions: Proceed out of the town on the Udimore Road where Ashenden Avenue will be found on the left hand side literally just past the Gibbet Marsh Car Park. No.16 will be found at the end on the left hand side.

Price guide: £485,000 freehold

16 Ashenden Avenue, Rye, East Sussex TN31 7DU



A four bedroom semi detached house situated in a sought after location within a no through road on the edge of Rye Town with views over the adjoining fields.

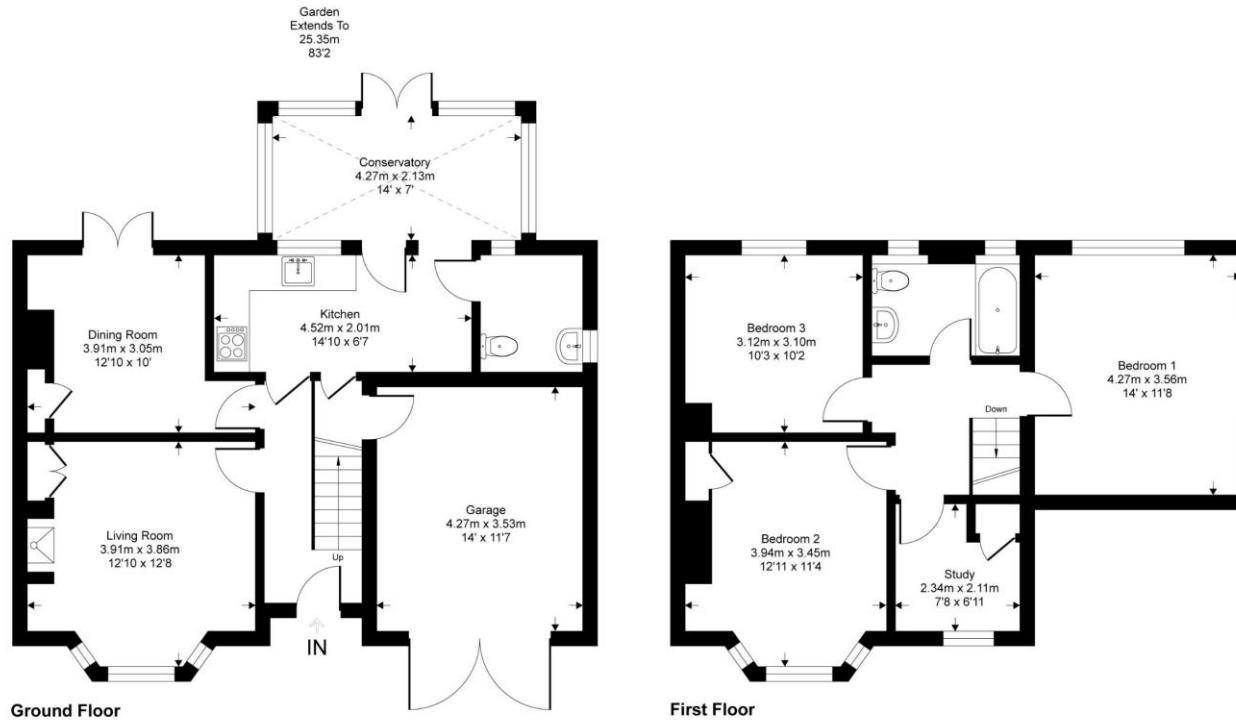
- Entrance hall • Living room • Dining room • Kitchen • Conservatory • Utility room and cloakroom
- First floor landing • 4 bedrooms • Bathroom • Gas heating • Double glazing • Off road parking
- Integral single garage • 83' rear garden • EPC rating D

Ashenden Avenue

Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft

Approximate Garage Internal Area = 13.7 sq m / 148 sq ft

Approximate Total Internal Area = 119.3 sq m / 1285 sq ft



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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