

PHILLIPS & STUBBS



coastal +
COUNTRY



Kings Avenue is a residential development situated on the edge 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. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz Festival are both held annually. From close to the property there is access to local walks along the river Rother, across open countryside and to Rye town centre just a short distance away. From the town there are local train services to Hastings and Eastbourne and to Ashford from where there are high speed connections to London St. Pancras (37 minutes) and from there to Paris/Lille/Brussels via Eurostar. 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 a semi-detached house presenting brick and rendered external elevations set with replacement double glazed windows beneath a pitched tiled roof. The accommodation is arranged over two levels, as shown on the floor plan.

A panelled front door with an inset fanlight and canopy hood above opens into an entrance lobby with a staircase leading to the first floor.

The living room, which overlooks the front garden, has a fireplace with a stone effect clad chimney breast. A door opens to the kitchen, which overlooks the rear garden, and is fitted with a range of cabinets comprising cupboards and drawers beneath work surfaces, matching wall cupboards, an inset stainless-steel sink with hose mixer tap, a Rangemaster cooker with five gas burners and a double oven, a wall mounted gas boiler, space and plumbing for a washing machine and space for a fridge freezer. Adjoining is a rear lobby with a part glazed door to the garden.

Also on the ground is a family room / double bedroom 4, which overlooks the rear garden, together with a shower room with contemporary fittings comprising a pedestal wash basin, a close coupled wc and a walk-in shower.

On the first floor, the first floor landing has a window to the side and access to the roof space. Bedroom 1 has a window to the front, a cast iron fireplace and an en suite shower with a pedestal wash basin, close coupled wc and shower enclosure. There are two further bedrooms, one of which is a double sized room.

Outside: To the front of the property is an area of lawn with a driveway to one side providing off road parking for two vehicles. There is a pedestrian side access to the generous level, fence enclosed garden to the rear which is set down to lawn with mixed herbaceous borders, useful storage sheds and an outside tap.

Further information:

Local Authority: Rother District Council. Council Tax Band C

Mains electricity, gas, water and drainage.

Predicted mobile phone coverage: EE, and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Flood risk summary: Medium risk. Source GOV.UK. Please ask for further details

Directions: From Rye, take the A259 signposted to Camber. Proceed over the bridge with Rye Bay Fishmongers on your right and then take the first turning on the left into Kings Avenue. The property will then be found on the left hand side towards the end of the road.

Guide price: £350,000 Freehold

22 Kings Avenue, Rye, East Sussex TN31 7LX



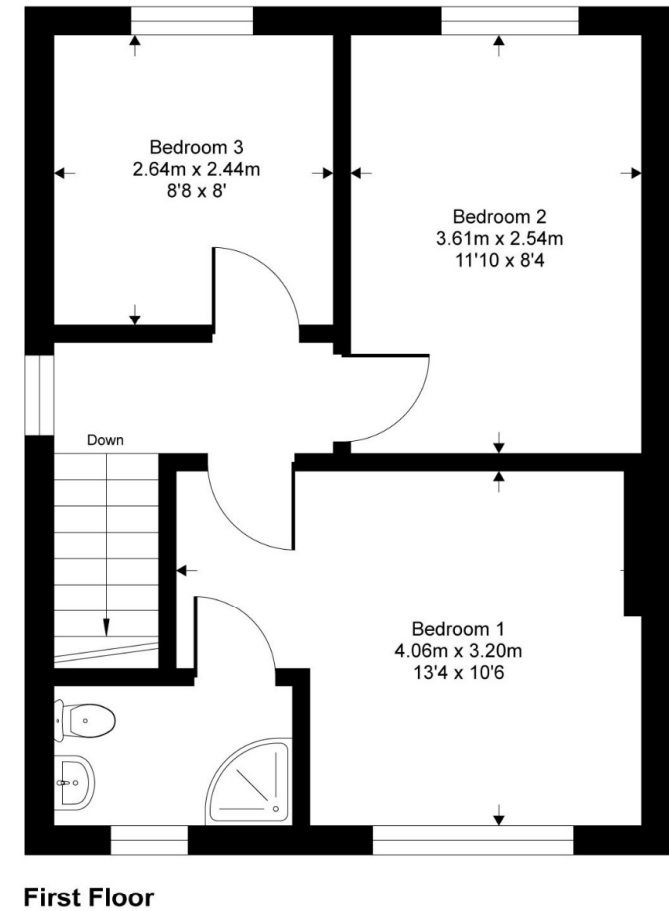
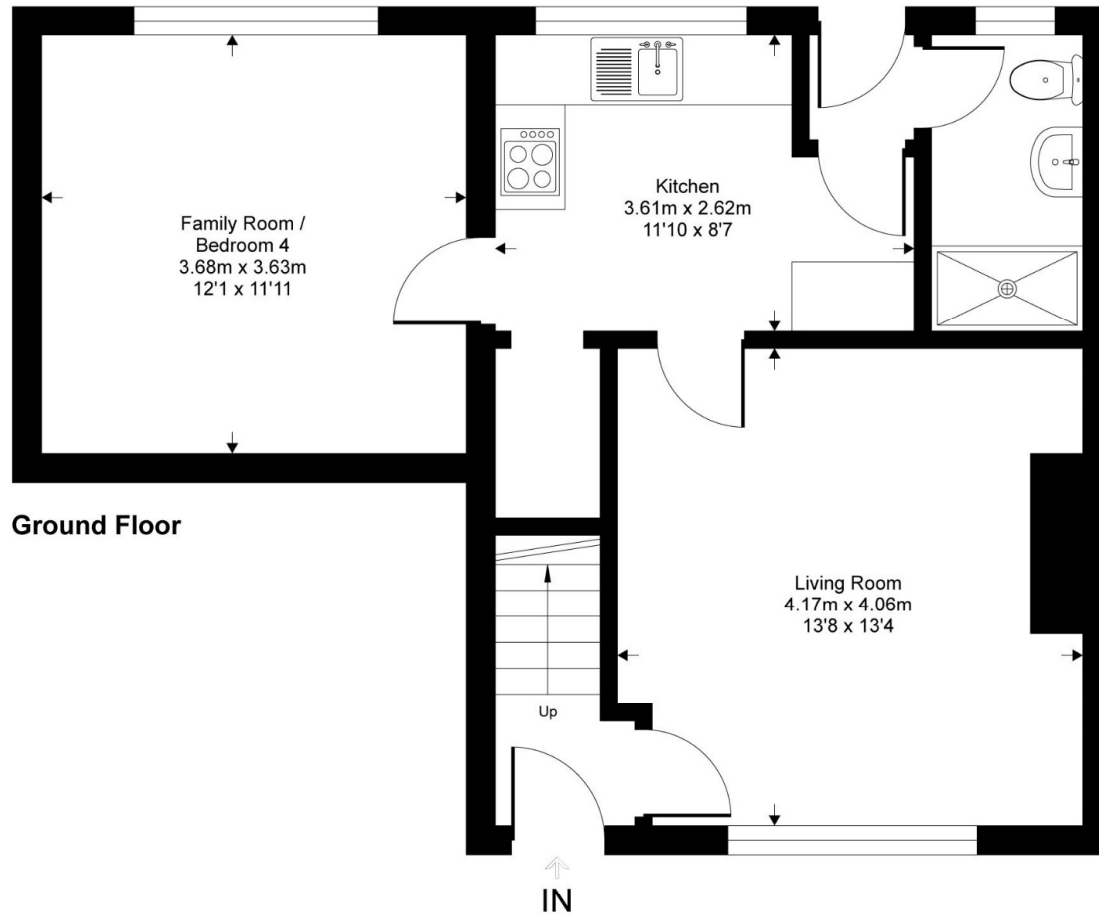
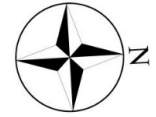
A well presented 3-4 bedroom semi-detached family house with off road parking and a generous rear garden backing onto the river Rother on a residential development situated on the edge of the Ancient Town and Cinque Port of Rye.

- Entrance lobby • Living room • Family room/bedroom 4 • Shower room • Kitchen • Rear lobby
- Landing • Bedroom 1 with en suite shower • Two further first floor bedrooms
- Gas central heating • Double glazing • EPC rating E
- Off road parking for two cars • Large rear garden



Kings Avenue

Approximate Gross Internal Area = 85.4 sq m / 920 sq ft



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