

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a commanding position in one of England's most famous and historic cobbled streets. Watchbell 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. 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 held annually. From the town there are local train services to Eastbourne & to Ashford with high speed connections to London St. Pancras (journey time 37 minutes). The M20 may be joined at Ashford via the improved and upgraded A2070 and A259. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

A beautifully presented apartment forming the entire first floor of a Grade II Listed eighteenth century period residence, altered in around 1910, faced with roughcast render set with sash windows with Venetian style shutters all beneath a pitched tiled roof and parapet. The light, well proportioned living accommodation has ceiling heights in excess of 9' to the principal rooms.

Lease details: Term 150 years from 1966. All three flat owners contribute approx. £2,000 per annum into a 'sinking fund' for repairs and agree all maintenance charges. A one third share of the freehold transfers with the property. The exterior of the property is painted every 5 years, and was most recently redecorated during 2024. Note: Pets can only be kept with the consent of the other freeholders.

A rear entrance door opens into a communal hallway with a door to the basement and a turned staircase leading to the upper floors with panelling to the stairwell and a leaded light oriel window at the half landing.

A front door opens into the reception hall with moulded corncicing to the ceiling, steps down to an inner hallway and a built-in storage cupboard. Entry phone.

The combined living room and dining room has large sash windows overlooking Watchbell Street with distant views to the sea, an attractive wrought iron fireplace with a fluted Adam style surround and arch display cupboards to either recess, together with a dentil cornice. The kitchen/breakfast room has oak flooring, an exposed brick wall and townscape views to the rear over Lamb House and the Citadel. The shaker style cabinets comprise cupboards and drawers beneath wood work surfaces with a Butler sink, a Miele induction hob with oven below and filter hood above, an integrated Bosch dishwasher, an under-counter fridge, space for a free standing fridge/freezer and table and chairs

Bedroom 1, which enjoys distant views sea views beyond Camber Castle, has bespoke hand painted wall art by renowned landscape artist, Fujiko Rose, a double wardrobe cupboard with overhead storage, a cast iron fireplace with marble surround and an ensuite shower room with contemporary fittings including a shower enclosure, close coupled wc and counter top wash basin. Bedroom 2 has a large sash window to the rear providing townscape views over Lamb House, a range of fitted wardrobe cupboards to one wall and Acanthus Leaf plasterwork to the ceiling

The inner hallway has a part glazed door to the roof terrace. The bath/shower room has vertical sliding sash windows to one elevation providing roofscape views to open countryside in the distance. The fittings comprise a panelled bath with a rain shower above, a wash basin set into a vanity unit and a close coupled w.c. The utility room has worktops with space below for a washing machine and under counter fridge, freezer or dryer. High level storage cupboard.

The roof terrace 16' x 11' enjoys southerly views to the front along Watchbell Street and to the sea in the far distance. A spiral staircase leads from the upper flat as an emergency fire escape only. Basement store 16' x 5'6: Light and power connected.

Parking: A resident's parking scheme is currently operating in Watchbell Street whereby permanent residents can apply for a permit for 12 months to park on a "first come, first served" basis in a restricted part of the street, subject to availability.

Guide price: £675,000 Long leasehold. Share of freehold

Flat 2, 5 Watchbell Street, Rye, East Sussex TN31 7HA



A substantial, well-presented apartment comprising the entire first floor of an elegant Grade II listed Georgian property, fronting a cobbled street in the citadel of the Ancient Town, affording light, stylish living accommodation and a roof terrace with southerly views towards the sea.

- Communal entrance hall • Private entrance hall • Living/dining room • Kitchen/breakfast room
- Bedroom I with ensuite shower room • Bedroom 2 • Family bathroom • Utility room • Gas central heating
- EPC rating D • South facing roof terrace • Basement store



Further information:

Local Authority: Rother District Council. Council Tax Band E

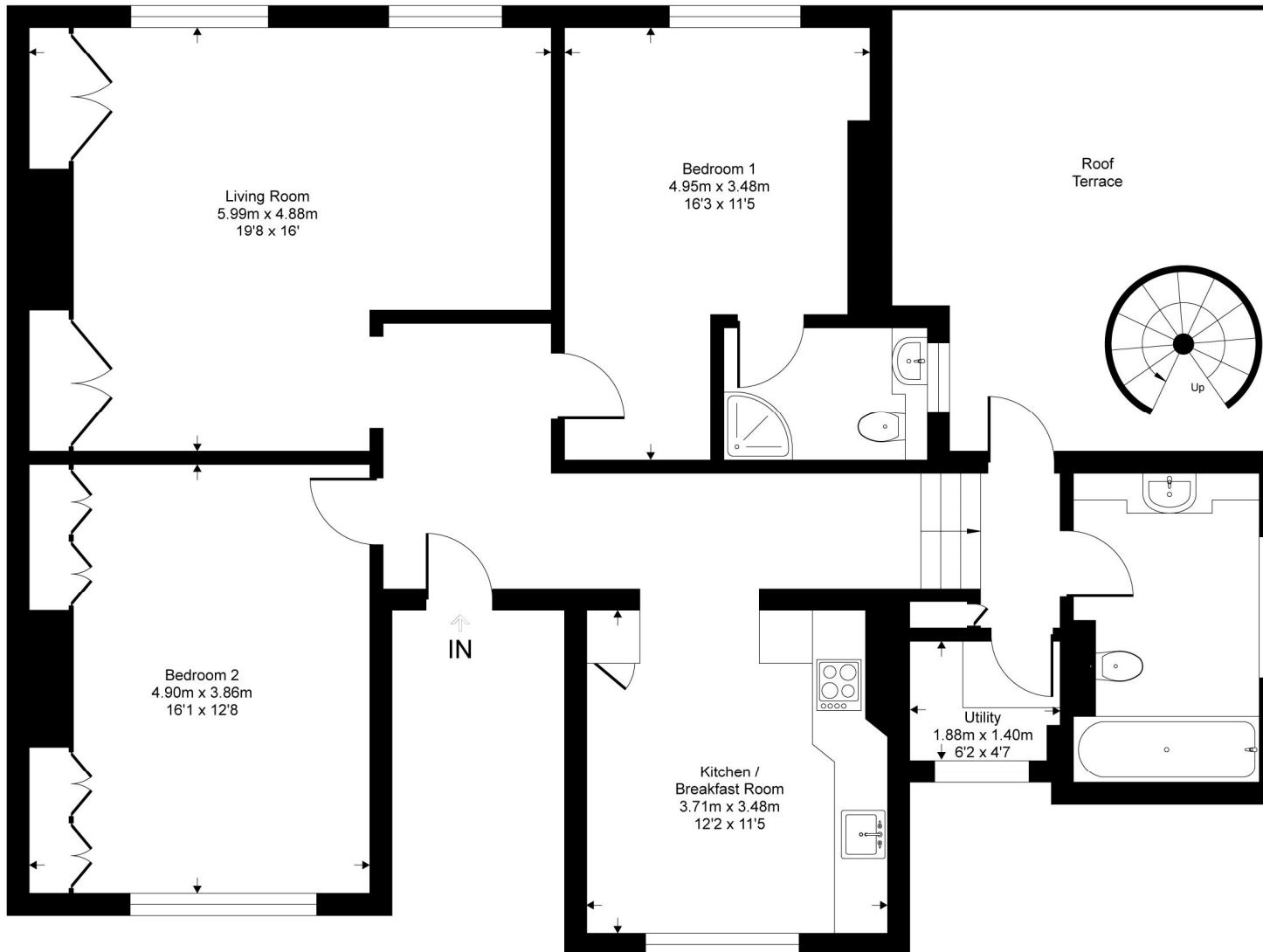
Mains electricity, water, gas and drainage.

Predicted mobile phone coverage: EE, Three and 02

Broadband speed: Superfast 71Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Approximate Gross Internal Area = 105.7 sq m / 1138 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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