

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set away from the road close to the Landgate in the Conservation Area of the Ancient Town and 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 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 and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford with high-speed connections London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

An attached Grade II Listed period property of sixteenth century origin, forming an end one of an 'L' shaped terrace of period properties that were formerly one house overlooking an area of communal garden which is private to the residents of Landgate Square. The property presents brick and part weatherboard clad external elevations set with timber casement windows under a steeply pitched peg tiled queen strut roof. The stylish living accommodation is arranged over three levels, as shown on the floor plan and particular features include exposed timber framing, fireplaces, plantation shutters and a fitted kitchen with bespoke cabinets. The property is shown in a drawing of 1633 by the important Flemish artist Anthony Van Dyck.

A front door opens into a hallway with a fireplace with a fitted woodstove and stairs leading to the first floor. The double aspect living room, which overlooks the front and rear gardens, has glazed double doors to the terrace and a fireplace with a brick surround, tiled hearth, oak overmantle and fitted real flame gas fire. Adjoining is a dining room, overlooking the rear garden with a part glazed door to outside, exposed studwork to three walls and a quarry tiled floor. The kitchen, which overlooks the front garden, is fitted with an extensive range of hard crafted country style wooden cabinets comprising cupboards and drawers beneath woodblock worksurfaces, a deep a glazed

sink with swan neck mixer tap, an integrated fridge and dishwasher, an inset four burner gas hob with built-in oven beneath and a wall mounted gas combination boiler.

The first floor landing has a window to the rear, exposed timber framing and stairs to the second floor. Bedroom 1 is triple aspect and has exposed ceiling timbers and studwork to walls. Bedroom 2 has a fireplace with oak bressummer and nineteenth century Sussex style grate with fitted real flame gas fire. The bathroom has white fitments comprising a panelled bath with shower attachment, shower screen and tiled surround, close coupled w.c and pedestal wash hand basin.

On the second floor there is an attic room with a dormer window to the front and a wide opening to a walk-in below eaves dressing area with exposed timber framing, a range of fitted bespoke wardrobe cupboards to one wall and plumbing for a washing machine. To one corner is a cloakroom with a WC and wall mounted wash hand basin.

Outside: The property is approached over an attractive open plan area of garden, which is maintained by arrangement in common with the adjoining properties, that leads in turn to a large private area being set down to lawn with established borders of buddleia, standard roses, fig tree, roseum, euphorbia, wisteria floribunda alba and royal purple and a bay tree. Garden store. Garden shed. To the rear of the property is an enclosed garden 65' x 30' (max) tapering to a point. Immediately adjacent to the rear of the house is a wide paved terrace leading to a delightful cottage style garden set down to lawn with burgeoning flower beds and mixed herbaceous borders underplanted with geraniums, hostas, ferns, irises, lupins, roses, oriental poppies and fruit trees. Garden shed.

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

Predicted mobile phone coverage: EE and Three

Broadband speed: Ultrafastfast 1800Mbps available. Source Ofcom

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

Guide price: £575,000 Freehold

8 Landgate Square, Rye, East Sussex TN31 7LL



A most appealing Grade II Listed sixteenth century period property with generous front and rear private gardens, forming one end of an L-shaped row of cottages arranged around a communal courtyard garden, set well back from the road in the Conservation Area of the Ancient Town and Cinque Port of Rye.

- Hall • 19ft Living room • Dining room • Kitchen • Landing • Two first floor double bedrooms • Bathroom • Attic bedroom with dressing area and cloakroom • Gas central heating • EPC rating E • Open plan private front garden adjoining communal courtyard • Enclosed 65ft rear garden •

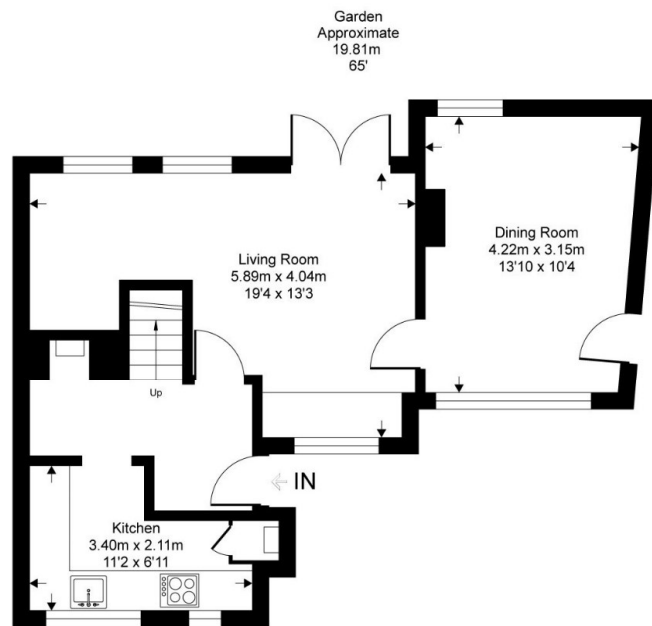




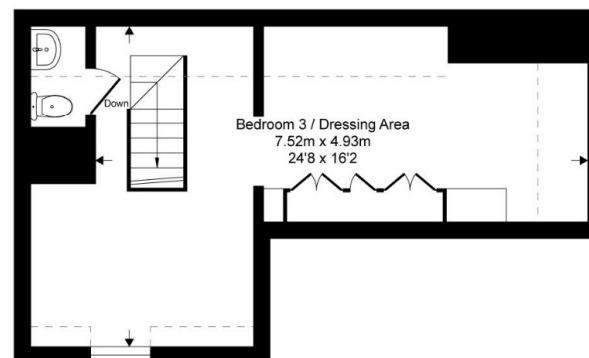
= Reduced headroom

Landgate Square

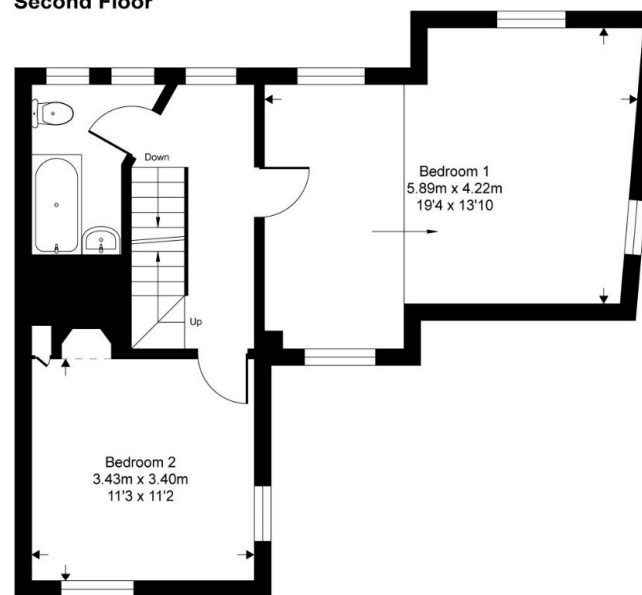
Approximate Gross Internal Area = 119.2 sq m / 1284 sq ft
(excludes restricted head height)



Ground Floor



Second Floor



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