

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated 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 train services to Eastbourne and Ashford with connections to London. A high speed service is available from Ashford to London St Pancras with a journey time of just 37 minutes. The M20 may be joined at Ashford via the A2070 and A259.

Forming a detached house presenting brick and tile hung elevations with a pitched tiled roof offering flexible accommodation and benefiting from a single storey extension to the side currently providing a study, bedroom four with en-suite shower room.

The accommodation comprises **entrance hall** with stairs rising to the first floor, oak flooring. Doors off to main reception rooms including **living room** with a fireplace fitted with a woodburning stove, oak flooring. Window to front, window and door to the rear through to the **double glazed conservatory** having a pleasant outlook over the rear garden with double doors out onto the rear terrace. **Kitchen** fitted with a range of base and wall mounted units with rustic oak worksurfaces incorporating a gas Range style cooker with 5 ring hob and ovens under, extractor fan over. Smeg stainless steel one and half bowl sink unit with mixer tap, space and plumbing for washing machine and fridge, tiled flooring, window to rear and door onto the rear garden. Wide open hatchway providing additional light through to the dining room. **Cloakroom** with built in cupboard, low level w.c, wash hand basin, window to rear. **Dining room** with oak flooring, window to front and door through to the **annexe/guest suite** with study area and window to the front.

Bedroom 4 with window to the rear, **en-suite shower room** comprising shower cubicle, low level w.c and corner wash hand basin.

First floor landing with doors off to all bedrooms, family bathroom, built in cupboard. Hatch to loft space with retractable ladder and houses gas fired boiler. **Bedroom 1** having two built in double wardrobes and windows to both front and rear. **Bedroom 2** with window to the front, built in cupboard/wardrobe. **Bedroom 3** has a window overlooking the rear garden, built in book shelves. **Family bathroom** comprising panelled bath with separate shower over, low level wc, wash hand basin and window to front.

Outside: To the front there is a driveway providing off road parking for 4 cars and access to an attached **single garage** with up and over door with personal door to rear. The front garden is open plan and interspersed with silver birch trees. The rear garden is fence enclosed and has two useful timber sheds, main central area of lawn with bordering flower and shrub beds, pergola, ornamental pond and an area of paved terrace.

Directions: Leaving Rye in the Peasmarsh direction continue up Rye Hill where the turning to Mill Road will be found at the top on the right hand side. Continue into Mill Road where No. 26 will be found in a short distance on the right hand side.

Local Authority – Rother District Council Tax Band – F
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £525,000 freehold

26 Mill Road, Rye, East Sussex TN31 7NN



A detached four bedroom house incorporating a single storey annexe/guest suite situated in a favoured cul-de-sac on the edge of the Ancient Town and Cinque Port of Rye.

- Entrance hall • Living room • Conservatory • Kitchen • Cloakroom • Dining room with access to a single storey annexe/guest suite comprising study and bedroom 4 with en-suite shower room
 - First floor landing • Three bedrooms • Family bathroom • Gas heating • Single garage
- Open plan front garden with off road parking • Fence enclosed garden to rear • EPC rating D



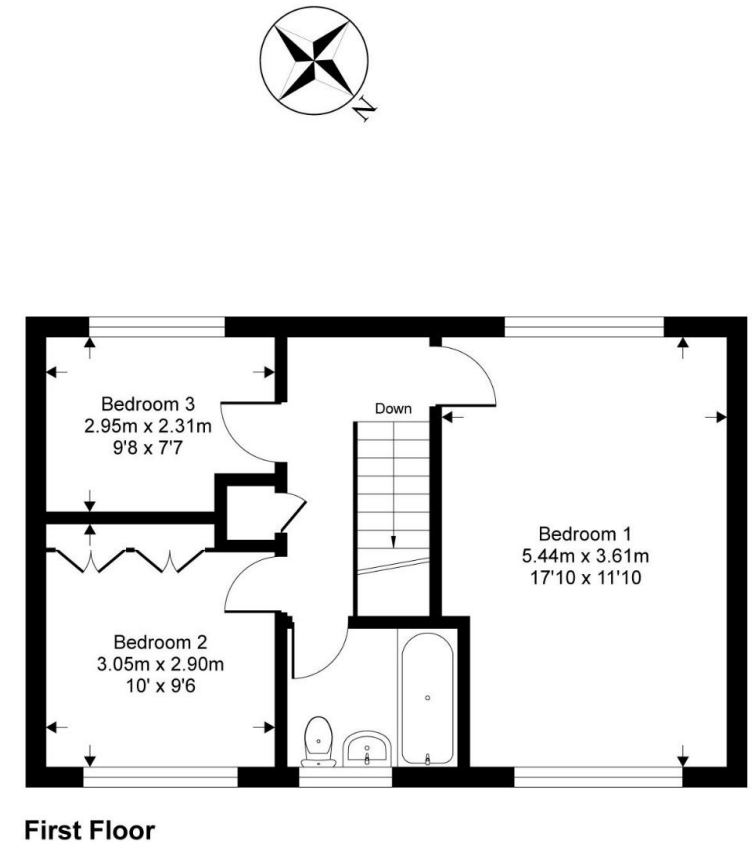
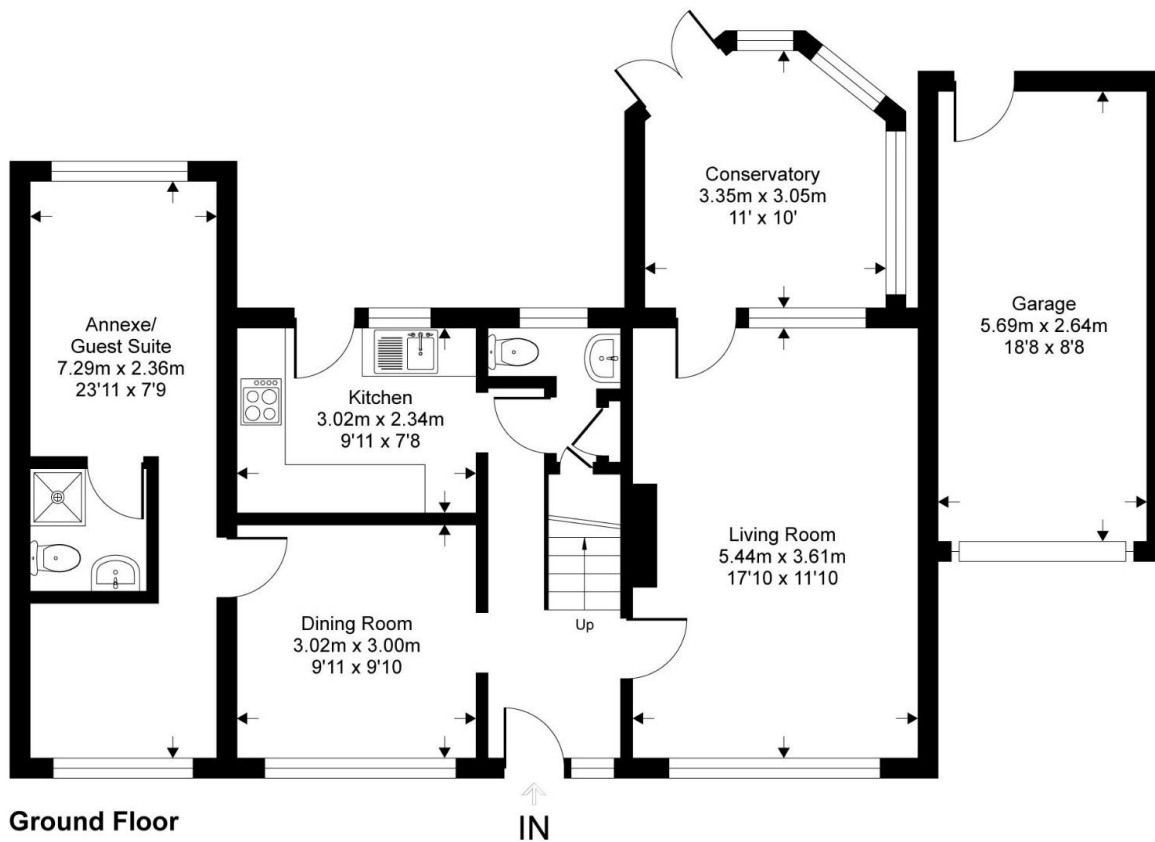
Mill Road

Approximate Gross Internal Area = 106 sq m / 1137 sq ft

Approximate Garage Internal Area = 15 sq m / 162 sq ft

Approximate Annexe Internal Area = 17 sq m / 185 sq ft

Approximate Total Internal Area = 138 sq m / 1484 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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