

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated within close proximity to the centre 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 Festival is held annually. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras (journey time 37 minutes). Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis and padel club (in Military Road), sailing at Rye Harbour and numerous golf courses within a 15 mile radius, Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from Camber having 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

Forming an end of terrace house presenting brick elevations set with double glazed windows beneath a pitched tiled roof. The property has recently (May 2025) been redecorated and recarpeted.

Front door into an **entrance hall** with stairs rising to the first floor. **Living/dining room** with bay window to the front, additional window to the Rear, fireplace. **Kitchen** fitted with a range of base and wall mounted units incorporating a four ring gas hob, extractor fan over and oven (replaced 2025) under, space for fridge/freezer. Understairs storage cupboard. **Conservatory** double glazed with doors out to the rear garden.

First floor landing with doors off to all bedrooms and family bathroom.

Bedroom 1 window to front and built in range of wardrobe cupboards.

Bedroom 2 window to rear and built in wardrobe cupboards. **Bedroom 3** window to front, built in cupboard.

Family bathroom comprising panelled bath with shower over, w.c, wash hand basin, window to rear.

Outside: There is a side gate leading to the enclosed rear garden. On street parking is available within the cul de sac.

Directions: Leave Rye on the A268 and at the base of Rye Hill turn right into Military Road, signposted Appledore. Continue past The Globe public house and after a short distance on the right hand side on the entrance to North Salts will be seen. Continue into North Salts where No 17 will be seen on the left hand side.

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

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

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

Price guide: £350,000 freehold

17 North Salts, Rye, East Sussex, TN31 7NU



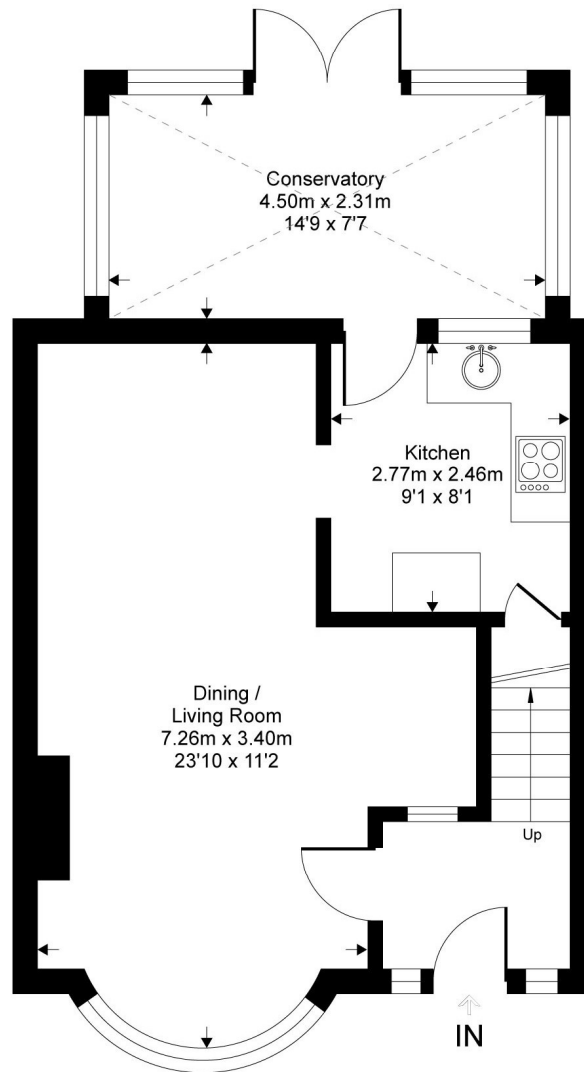
A three bedroom end of terrace house situated in a residential cul de sac within close proximity to amenities in the Ancient Cinque Port Town of Rye.

• Entrance hall • Living/dining room • Kitchen • Conservatory
First floor landing • 3 bedrooms • Family bathroom • Gas heating • EPC rating C • Enclosed rear garden

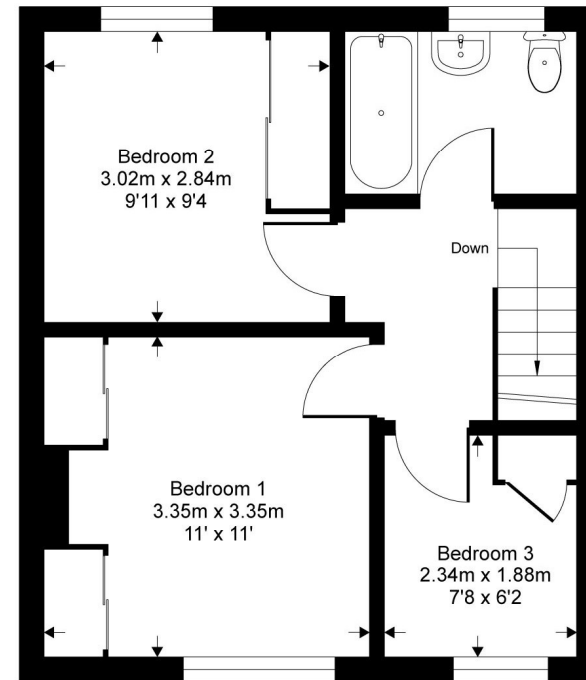


North Salts

Approximate Gross Internal Area = 83.7 sq m / 902 sq ft



Ground 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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