

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property occupies a prominent position on one of England's most famous and historic cobbled streets. Mermaid Street, in the heart of 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 both held annually. From the town there are local train services to Eastbourne and to Ashford International with high-speed connections to London St. Pancras (37 minutes) and from there to Paris, Brussels and Amsterdam via Eurostar. 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 individually designed period style post-war house of Flemish bond brick facing elevations beneath a pitched tiled roof with a mixture of leaded light and sash windows giving the property an older appearance in keeping with the adjacent premises. The living accommodation is arranged over two levels, as shown on the floor plan.

A panelled front door with a lion's head brass door knocker and projecting canopy above supported by moulded brackets opens into a reception hall with a turned staircase to the first floor, exposed timber framing to one wall, an understairs storage cupboard, open display shelving and cornicing.

The elegant sitting room, which has a large window overlooking the front rose garden and Mermaid Street, has an ornamental Adam style fireplace with built-in storage and shelving to either side and glazed double doors opening to the dining room. The dining room has a triple sash window overlooking the rear garden and built-in cupboards and shelving to one wall. To one end is an open doorway linking the kitchen, which

overlooks the rear garden and is fitted with a range of cabinets comprising limed fronted cupboards and drawers with tiled worktops an inset sink unit, an integrated dishwasher, an under-counter fridge, plumbing for a washing machine and an inset 4 burner gas hob with built-in oven below and a filter hood above.

The first floor landing has a hatch to the roof space and a deep walk-in airing cupboard which houses the gas boiler and hot water cylinder. Bedroom 1 has two windows to the front overlooking Mermaid Street and a full-height fitted wardrobe cupboard to one wall. Bedroom 2 has a window to the rear overlooking the garden and double doors opening to a storage space with a wash basin and vanity unit. Bedroom 3 has a view of Mermaid Street and a built in corner cupboard. The bathroom has fittings comprising a panelled bath with a shower attachment, a close coupled wc and pedestal wash basin. There is a separate cloakroom with a wall mounted wash basin and close coupled wc.

Outside: The property is set back from the street and to the front is an attractive cobbled area where there is an established rose garden and space for private off-road parking for one vehicle. Immediately to the rear is a secluded paved terrace with a low stone wall surmounted by metal railings. A flagstone walkway flanked by shrubs, deciduous trees and perennials opens at the far end to a second terrace with a wisteria clad pergola and a gate that gives pedestrian access to the rear of the Mermaid Hotel and forms a short cut via Mermaid Passage into the High Street.

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

Predicted mobile phone coverage: EE and Three

Broadband speed: Superfast 80Mbps available. Source Ofcom

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



Guide price: £899,950 Freehold

Link House, 32 Mermaid Street, Rye, East Sussex TN31 7EU



A Grade II Listed period style property fronting a famous cobbled street in the Conservation Area of the Ancient Town with the added benefit of a private garden to the rear and off-road parking.

- Entrance hall • Sitting room • Dining room • Kitchen • Landing • Three bedrooms • Bathroom • Separate WC • Gas central heating • EPC rating E • Private rear garden • Rose garden and cobbled parking area to front •



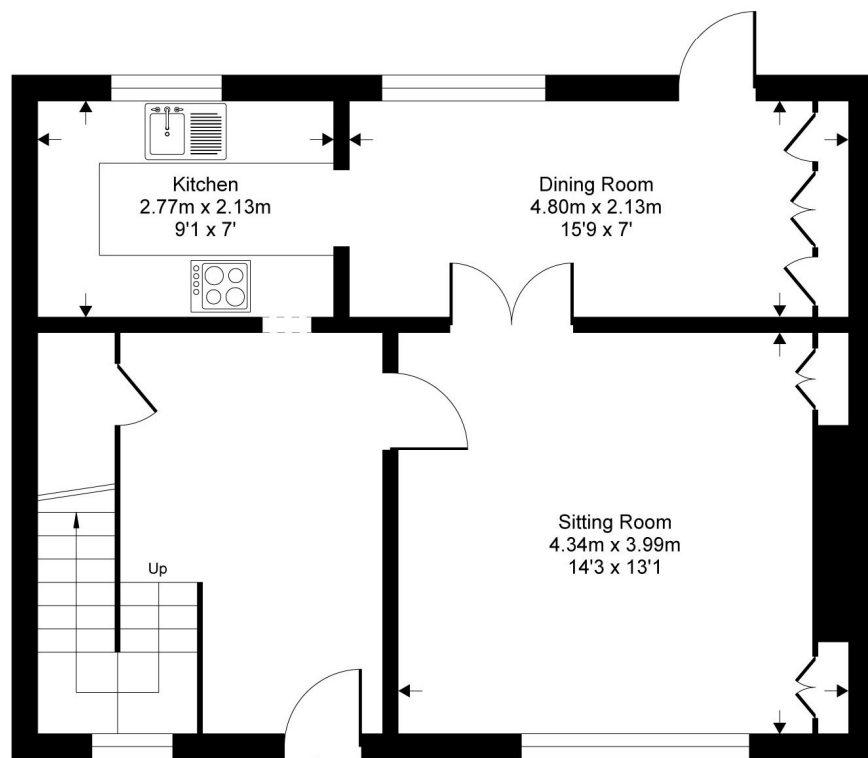


# Link House

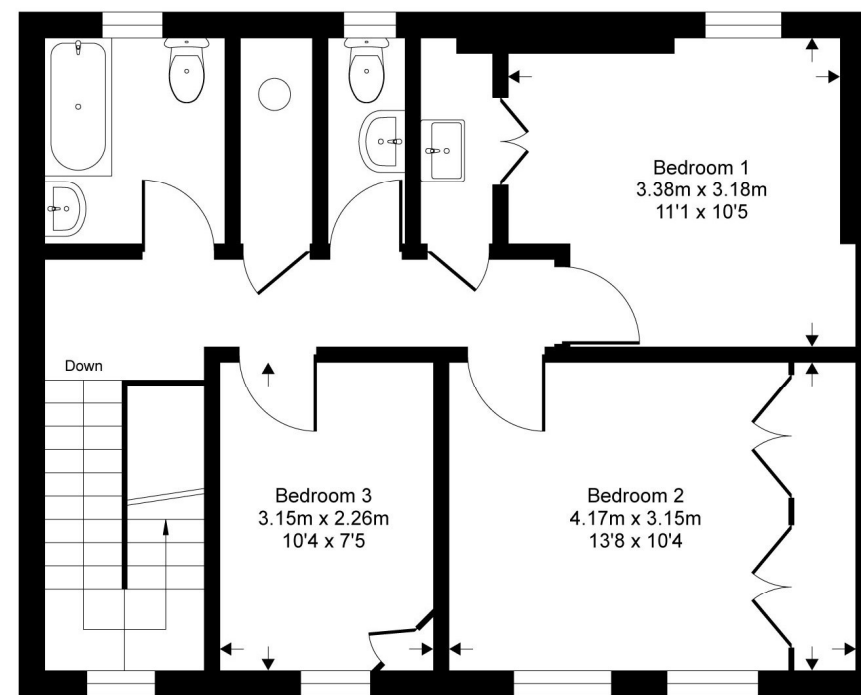
Approximate Gross Internal Area = 99.9 sq m / 1076 sq ft



Garden  
Extends to  
32.12m  
105'4



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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