

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located in the Conservation Area of the Ancient Town 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 local train services to Ashford with high speed connections to London St. Pancras in approx 37 minutes. The M20 may be joined at Ashford via the A2070 and A259. To the west is the historic town of Hastings with its seafront and promenade, whilst inland are Battle with its Abbey and Tenterden with its tree-lined High Street and green swards. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Forming a mid-terraced house presenting brick elevations with weatherboard upper elevations beneath a pitched tiled roof.

Front door into the **entrance hall** with stairs rising to the first floor.

Main open plan living/dining room with window to front, understairs cupboard. Open doorway to rear lobby with door out to rear walkway.

Kitchen fitted with a range of base and wall mounted units incorporating a 4 ring gas hob, space for oven under, space and plumbing for a dishwasher and fridge/freezer, window to rear.

Cloakroom comprising w.c and wash hand basin.

First floor landing doors off to bedrooms 1, 3 and family bathroom. Stairs to second floor.

Bedroom 1 built in wardrobes, window to front. En suite shower room comprising shower cubicle, w.c and wash hand basin, window to front.

Bedroom 3 Velux window.

Family bathroom comprising panelled bath, w.c and wash hand basin, Velux window.

Second floor bedroom 2 built in cupboard, Velux window.

Outside: To the front there is one allocated parking space. To the rear there is a pedestrian walkway shared by the two neighbouring properties with access onto Wish Ward.

Directions: From our offices in Cinque Ports Street proceed in a westerly direction for approximately 100 metres and turn left into Wish Ward where Ryeford Court will be seen on the right hand side.

Local Authority: Rother District Council. Council Tax Band C
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1800Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £365,000 freehold

2 Ryeford Court, Wish Ward, Rye, East Sussex TN31 7DH

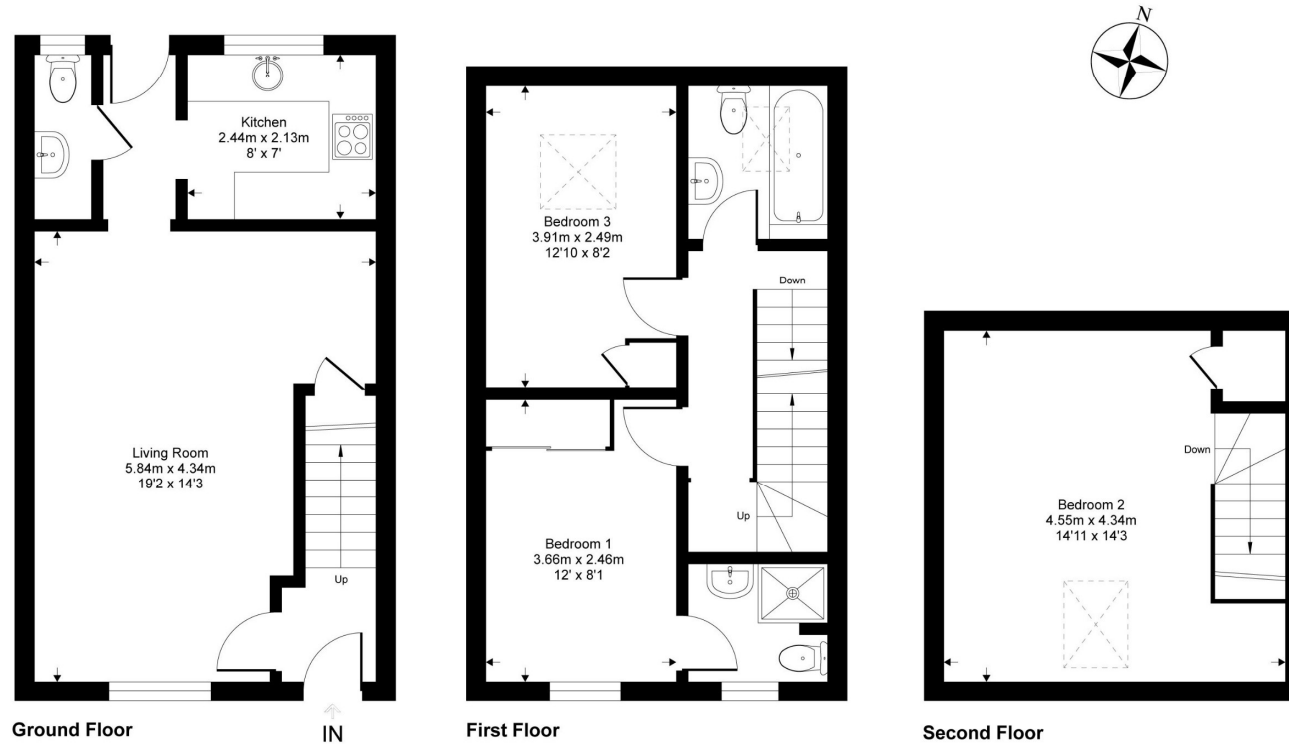


A three bedroom terraced Town house with allocated parking situated within the Conservation Area of the Ancient Town and Cinque Port of Rye.

- Entrance Hall • Open plan living/dining room • Rear lobby • Kitchen • Cloakroom
- First floor landing • Bedroom 1 with en suite shower room • Bedroom 3 • Family bathroom
 - Second floor bedroom 2 • Gas heating • Double glazing • EPC rating C
 - Allocated parking space

Wish Ward

Approximate Gross Internal Area = 90.1 sq m / 970 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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