

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated 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 Festival is held annually. From the town there are local train services to Brighton and to Ashford with high speed connections to London St. Pancras in 37 minutes (1 hr 13 mins London to Rye). Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

The property forms a ground floor apartment within a small gated courtyard development originally constructed around 2007, presenting part brick and part weatherboard elevations set with double glazed windows beneath a pitched tiled roof.

The accommodation comprises front door into a useful lobby with an inner door through to the **main open plan living space** with kitchen and dining area having two attractive arched windows to the front. The kitchen is fitted with a range of base and wall mounted units incorporating a 4 ring gas hob with oven under and extractor fan over. Integrated dishwasher, washing machine and fridge/freezer. Cupboard housing the gas fired boiler.

**Double bedroom** with two arched windows to the front.

**Bathroom** comprising panelled bath with shower over, w.c, wash hand basin and built in storage cupboard.

**Outside:** The property is approached over a shared and gated block paved drive which also serves the neighbouring properties. There is one allocated parking space.

**Directions:** From our offices in Cinque Ports Street proceed in an Easterly direction over the mini roundabout and then bear left, following the road around by the Landgate arch into The Landgate, after a short distance, just past the Queens Head public house, turn left where there is a wide driveway and Burnhams will be found on the right hand side.

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

Leasehold Details: 125 years commencing 1<sup>st</sup> January 2006

Ground rent: £200 per annum

Communal Service Charge: Nov 24 - Oct 25 £276.44

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: £275,000 Leasehold

10 Burnhams, Rye, East Sussex TN31 7LW

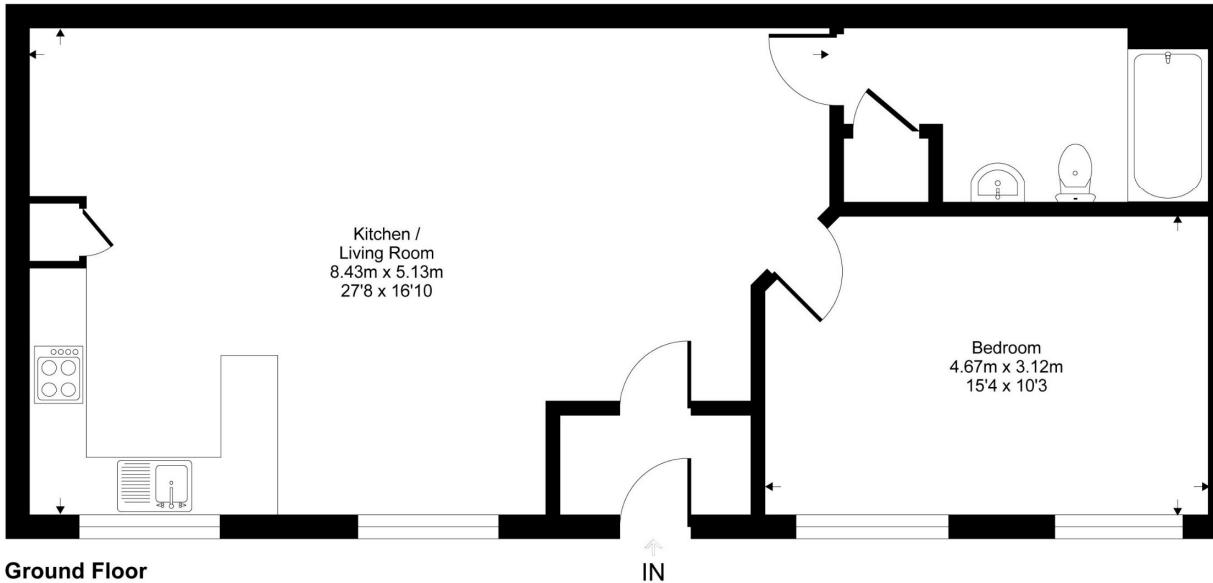


A one bedroom ground floor apartment situated within a small courtyard development in the Conservation Area of the Ancient Town close to local amenities and mainline station.

- Entrance lobby • Main open plan living/dining/kitchen area • Double bedroom • Bathroom
- Gas heating • Double glazing • EPC rating B • Allocated parking space

## Burnhams

Approximate Gross Internal Area = 63.7 sq m / 686 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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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN    01797 227338    rye@phillipsandstubbs.co.uk  
Mayfair Office, 15 Thayer Street, London W1U 3JT    0870 1127099    mayfair@phillipsandstubbs.co.uk

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)