

PHILLIPS & STUBBS



coastal +
COUNTRY



The Rampart is hidden away behind Cinque Ports Street and forms part of a small private development designed and constructed in 2015 around a central courtyard comprising 10 residential properties and 2 retail units centrally located within 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 amenities including a Kino cinema, 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 Brighton via Eastbourne and to Ashford International from where there are high speed connections to London St. Pancras (38 minutes) and to Paris, Brussels and Amsterdam via Eurostar. The M20 may be joined at Ashford (20 miles). 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.

The property, designed by Jonathan Dunn Architects, combines contemporary features and a high specification with influences from the period warehouses on Strand Quay, Rye. Modern materials were introduced to create a low maintenance, energy efficient building which include Kebony timber cladding to the exterior, powder coated double glazed windows, colour washed render and engineered oak flooring.

The stylish living accommodation, which is arranged over two levels, as shown on the floor plan, is light and spacious with the bedrooms having vaulted ceilings.

Galvanised metal steps lead up to an open **entrance porch** with an oak front door with a glazed panel to one side opening into a **hall** with a turned staircase with a wrought iron balustrade leading to the first floor.

The fully tiled **cloakroom** has contemporary fittings comprising a close coupled w.c and corner wash basin. The spacious open plan, triple aspect **living room, dining room** and kitchen has a glass wall to the rear with full height sliding doors opening out to the decked terrace. The **kitchen** is fitted with an extensive range of handle less, high gloss white cabinets comprising cupboards and drawers beneath granite work surfaces with an undermounted stainless steel sink with a mixer tap and handheld spout, an inset Bosch 5 burner gas hob with stainless steel filter hood above, a Bosch built in double oven, an integrated dishwasher, built in fridge freezer, below counter space for a washing machine, a larder cupboard and a Vaillant gas combi boiler.

On the first floor, there is a landing with a raised ceiling. **Bedroom 1** overlooks the rear and has a range of fitted wardrobes and storage cupboards to one wall.

The **en-suite shower room** has a walk in shower enclosure, close coupled w.c and a wall mounted wash basin. There are **two further bedrooms** to the front of the house, one of which is currently used as a home office. The **bath/shower room** has metropolitan tiling, limewashed matchboard panelling, a tiled floor and a panelled bath with a rain shower above, a close coupled w.c and a wall mounted wash basin.

Outside: To the rear of the house is a **private walled garden** with a decked terrace. Adjacent to the property is a **large single garage** with an up and over door.

Service charge currently £408 per annum

Guide price: £799,000 Freehold. Garage 999 year lease

The Rampart, Bewick Court, 51-53 Cinque Ports Street, Rye, East Sussex TN31 7AN



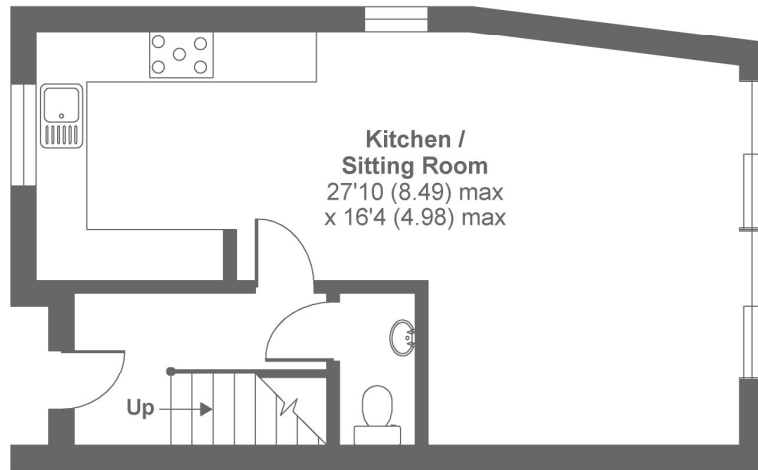
A detached well appointed contemporary property, forming part of a private development centrally located in the Conservation Area, affording light, stylish living space over two floors together with a private walled garden and garage.

- Open entrance porch • Hall • Open plan living/dining room & kitchen • Cloakroom
- Landing • Bedroom I with en-suite shower room • Two further bedrooms • Bath/ shower room
- Gas central heating (part underfloor) • High performance double glazing • EPC rating B
- Walled courtyard garden • Garage

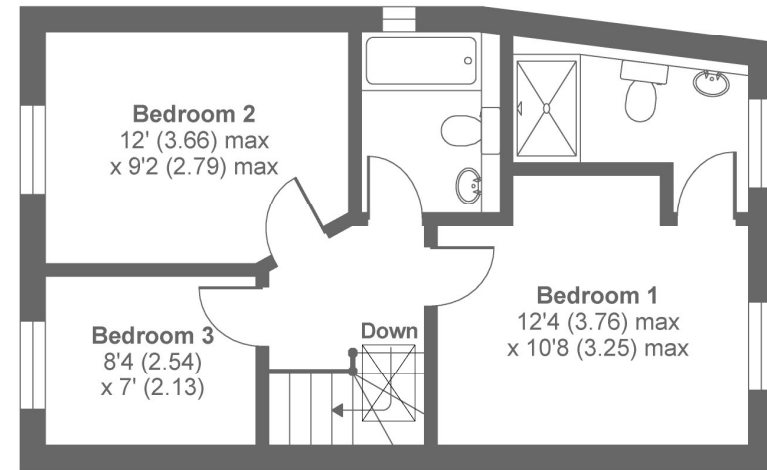


Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Phillips & Stubbs. REF: 708399

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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
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk