



13 WEST STREET, RYE,
EAST SUSSEX, TN31 7ES

ANDERSON
 HACKING

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OFFERS IN EXCESS OF £650,000

A welcoming Grade II listed 4 bedroom Georgian town house situated on the corners of West Street and Mermaid Street within the heart of the Rye citadel. This period property offers versatile space with scope to be used as a residential home or part use as a commercial outlet (STP). Offers will be considered for the ground and lower ground floor space by separate negotiation.

- **Basement**
 - Storeroom/Kitchen /Living Room
- **Ground Floor**
 - Shop/Living Room
 - Entrance Hallway
 - Shower Room W/C
- **First Floor**
 - Living Room/Bedroom 3
 - Kitchen / Breakfast Room
- **Second Floor**
 - Master Bedroom with Walk In Wardrobe & En-suite Bathroom
 - Double Bedroom
 - Shower Room/WC
- **Attic Room**
- **Quiet Location**
- **Central Rye Location**
- **Wealth of Period Features**

13 West Street is a welcoming corner attached house situated within the heart of Rye Citadel, believed to date back to Georgian origins. The property is accessed via a curved front double door on the corner of West Street and Mermaid Street and/or by a second canopied side door with quarter light above on West Street.

The property provides versatile accommodation over four floors. On the ground floor is an open room that has been used as a shop, gallery /tea room and as a living room, while at the rear is a shower room/WC and entrance hall leading out to a rear path that accesses to a passageway providing access back into West Street. On the lower ground floor accessed via a spiral staircase is a show room/ potential kitchen area / living room that currently has a fitted sink unit within a cupboard and benefits from two sub floor sunken windows.

A curved staircase leads from the entrance hall on the ground floor up to a first floor landing off which is a fitted kitchen with green shaker style units, wood laminate worktops, butlers sink and space and plumbing for a washing machine and cooker. Adjacent to the kitchen is a reception room/ bedroom 3 with feature fireplace and sash window overlooking West Street. The staircase continues up from the first floor landing to a second floor landing off which is a master double bedroom with ensuite walk in wardrobe leading through to a bathroom with panel bath, wash basin and close coupled WC. Adjacent is a second double bedroom with a drop down loft access ladder leading up to an attic room with conservation sky light that has a secondary access door opening out onto the landing space. A shower room/WC is also accessed from the second floor landing.





Situation: 13 West Street is situated within the centre of the ancient Cinque Ports town of Rye, with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.

Schools: There are a number of highly regarded schools in the area including Marlborough House, St Ronan's, Claremont, Buckswood, and Cranbrook. Rye offers a number of pre nursery, primary and secondary schools.

Travel and Transport: Rye train station, a 5 minute walk away, offers direct links to the high speed service from Ashford to London St. Pancras (Rye to St Pancras 1 hr 8 minutes), and links to Eurostar trains from Ashford International. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.



General Information

Services: Mains Water, Drainage, Electricity, Gas Central Heating

Broadband Speed: 80Mbps (Superfast) (Source Ofcom)

Mobile Coverage: 4G on EE, Vodafone, Three and O2

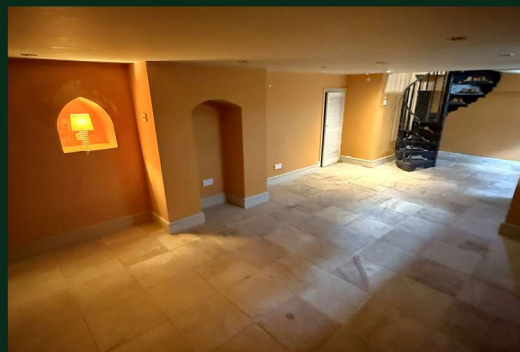
Council Tax: Currently Band E

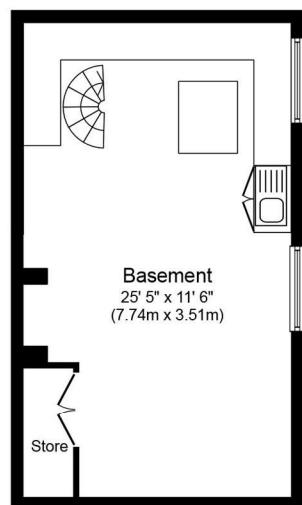
Local Authority: Rother District Council Tel: 01424 787000

Tenure: Freehold

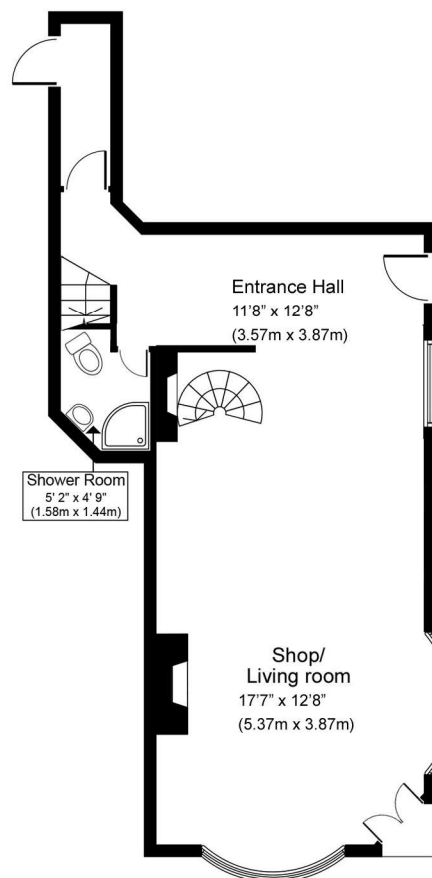
Viewing: Strictly by appointment with agents – Anderson Hacking Ltd

Directions: From Cinque Port Street head up Market Road, turn right into the High Street and take the first left into West Street, where 13 West Street will be found at the top on the corner of West Street and Mermaid Street on the right hand side.





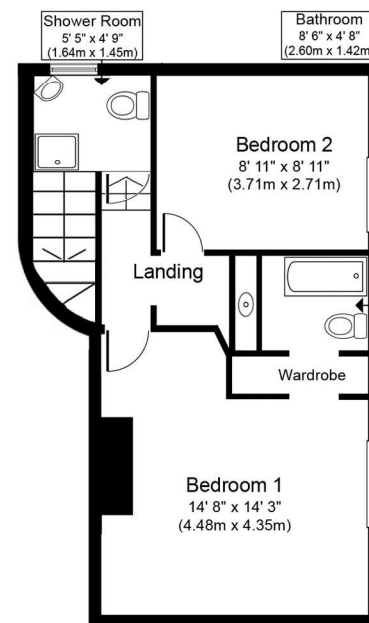
Basement
Approximate Floor Area
366 sq. ft.
(34.0 sq. m.)



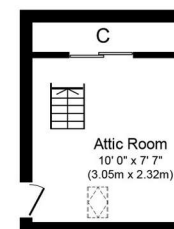
Ground Floor
Approximate Floor Area
560 sq. ft.
(52.0 sq. m.)



First Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)



Second Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)



Attic Floor
Approximate Floor Area
75 sq. ft.
(7.0 sq. m.)

Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: March 2025 Photographs Dated: June 2018 and January 2025

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01797 224852

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