



CROWN HOUSE, 6 CINQUE PORTS STREET,
RYE, EAST SUSSEX, TN31 7AD

ANDERSON
HACKING

CROWN HOUSE 6 CINQUE PORTS STREET RYE, TN31 7AD

GUIDE PRICE £345,000

A spatially deceptive Grade II listed 4 bedroom, 2 bathroom detached period town house with a wealth of period features situated in a central Rye location within walking distance of all the town amenities.

- 2 Double Bedrooms (one with Ensuite Shower / WC)
- 2 Single Bedrooms
- Family Bathroom
- Living Room
- Large Kitchen / Dining Room
- Central Rye Location
- Wealth of Period Features



Description: Crown House is a welcoming detached house situated on Cinque Ports Street within the heart of the Rye.

The property we believe dates back to 17th Century origins and is of brick and timber frame construction with brick ground floor and tile hung first and second floor elevations, timber sash and casement glazed windows all beneath a pitched tiled roof.

The property is accessed via a front door directly from Cinque Ports Street and or by a second side door accessed from a shared private access path leading from Cinque Ports Street.

The property accommodation provides versatile accommodation arranged over four floors. On the ground floor is a generous open plan living room with front and side facing window and exposed timbers. Stairs lead down from the living room to a lower ground floor kitchen / dining room with fitted painted white units with laminate worktops, stainless steel sink and drainer, gas hob, electric oven, and plumbing and space for a dishwasher and washing machine. The kitchen benefits from an under stairs storage cupboard and side window and access door opening out to side access path.

Stairs ascend from the living room up to a first-floor landing off which is a front double bedroom, a rear single bedroom and a family bathroom with panel bath with shower mixer taps and glass shower screen, pedestal wash basin and close coupled WC. The staircase then continues up to a second-floor landing off which is a further single rear bedroom with side window and a double bedroom with front facing window and benefiting from ensuite shower room with walk-in in shower, pedestal washbasin and close coupled WC.



Situation: Crown House, 6 Cinque Ports 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. The spa town of Tunbridge Wells is approximately 30 miles distant offering further shopping and recreational facilities while closer to the west is the historic town of Hastings with its seafront and promenade, whilst inland are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. 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 3 minute walk away, offers direct links to the high speed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25, Le Shuttle and Dover Ferry Port.



General Information

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

Broadband Speed: 80Mbps (Source Ofcom)

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

Council Tax: Currently Band D

EPC: Band E

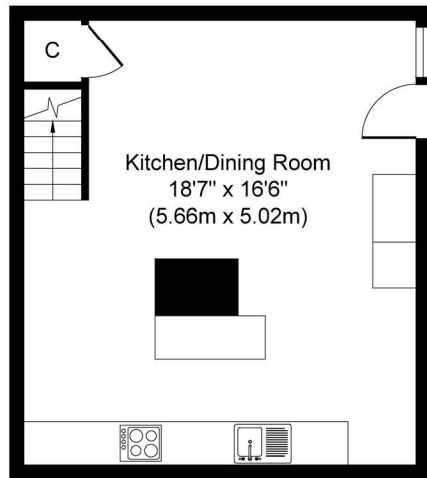
Local Authority: Rother District Council Tel: 01424 787000

Tenure: Freehold

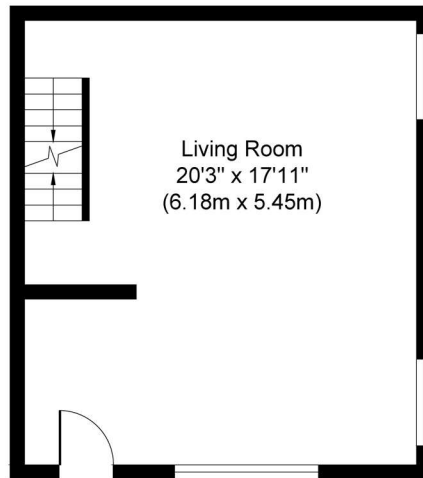
Viewing: Strictly by appointment with agents – Anderson Hacking Ltd on 01797 224852.

Directions: The property can be found at the western end of Cinque Ports Street close to the junction with Ferry Road and Wish Street.

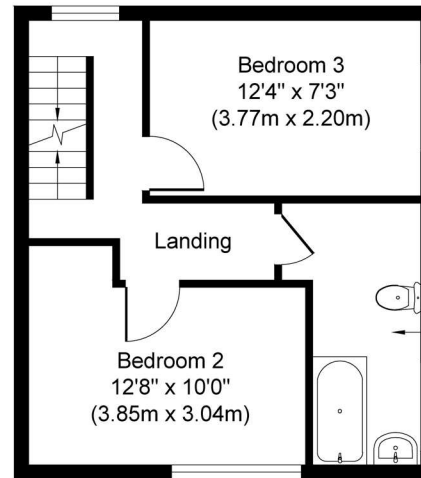
Approx. Gross Internal Floor Area
1452 sq.ft. / 134.72 sq. m.



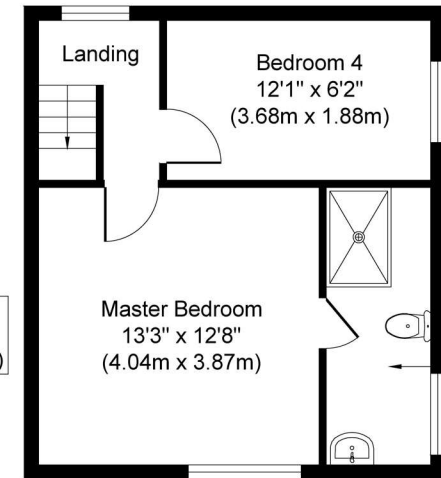
Basement
Approximate Floor Area
363 sq. ft
(33.68 sq. m)



Ground Floor
Approximate Floor Area
363 sq. ft
(33.68 sq. m)



First Floor
Approximate Floor Area
363 sq. ft
(33.68 sq. m)



Second Floor
Approximate Floor Area
363 sq. ft
(33.68 sq. m)

En-suite Shower/
 WC
 12'10" x 4'9"
 (3.90m x 1.45m)

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.

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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: May 2025 Photographs Dated: May 2025