

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a convenient position within half a mile 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. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Eastbourne and to Ashford with a high speed service to London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club (opposite) with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

Forming an end of terrace house presenting brick and pebble dash elevations beneath a pitched tiled roof. The accommodation comprises:

Ground Floor

Stable style front door into the living room which has an open fireplace with tiled insets and pine surround and mantle. Picture rail and window to the front.
Exposed floorboards which are continued throughout most of the property.

Dining room has a side door to the outside, window to rear, stairs rising to the first floor with open storage recess under, fireplace. Open door way into the partly vaulted kitchen which has a range of base and wall mounted units with Belfast sink, gas cooker point, extractor fan, window to side, space and plumbing for a washing machine and fridge/freezer.

First Floor

First floor landing, pine doors to all rooms. Stairs to second floor, window to rear.
Bedroom 2 built in cupboard, window to front with views over the tennis courts, river and

farmland beyond.

Bathroom comprising panelled bath with shower over, wash hand basin on stand, w.c and window to rear.

Additional separate w.c with wash hand basin and a range of built in cupboards, window to side.

Second Floor

Second floor bedroom 1 with hatch to loft space having a retractable ladder, providing useful storage. Dormer window to the front also enjoying views over the tennis courts, river and farmland beyond.

Outside

To the front there is a driveway providing off road parking and access to a detached single garage with electric up and over door, power connected. There are steps up to a path which leads though the front garden where there are several seating areas and a well stocked border leading up to the property.
The side access between the terraces is shared and allows access to the rear of the property where there is a small outhouse.

Agents Notes

Local Authority: Rother District Council. Council Tax band D
Mains electricity and water. Mains drainage
Predicted mobile phone coverage: EE, Vodafone, Three and O2
Broadband Speed: Ultra fast 1800 Mbps available. Source Ofcom
River and sea flood risk summary: Very low risk. Source GOV.UK

Price Guide £425,000 Freehold

40 Military Road, Rye, East Sussex, TN31 7NY



A 2 Bedroom end of terrace house situated on the outskirts of the Ancient Cinque Port Town of Rye with far reaching views over the tennis club, river Rother and open countryside beyond.

- Living Room • Dining Room • Kitchen • Bathroom • Additional w.c • Second floor attic bedroom • Gas heating • Detached single garage • Main front garden • Small garden to rear with outhouse



Directions: From Rye take the A268 in a northerly direction out of the town and immediately after the hump back bridge bear right onto Military Road. The property will be found on the left shortly after Rye Tennis Club (on your right).

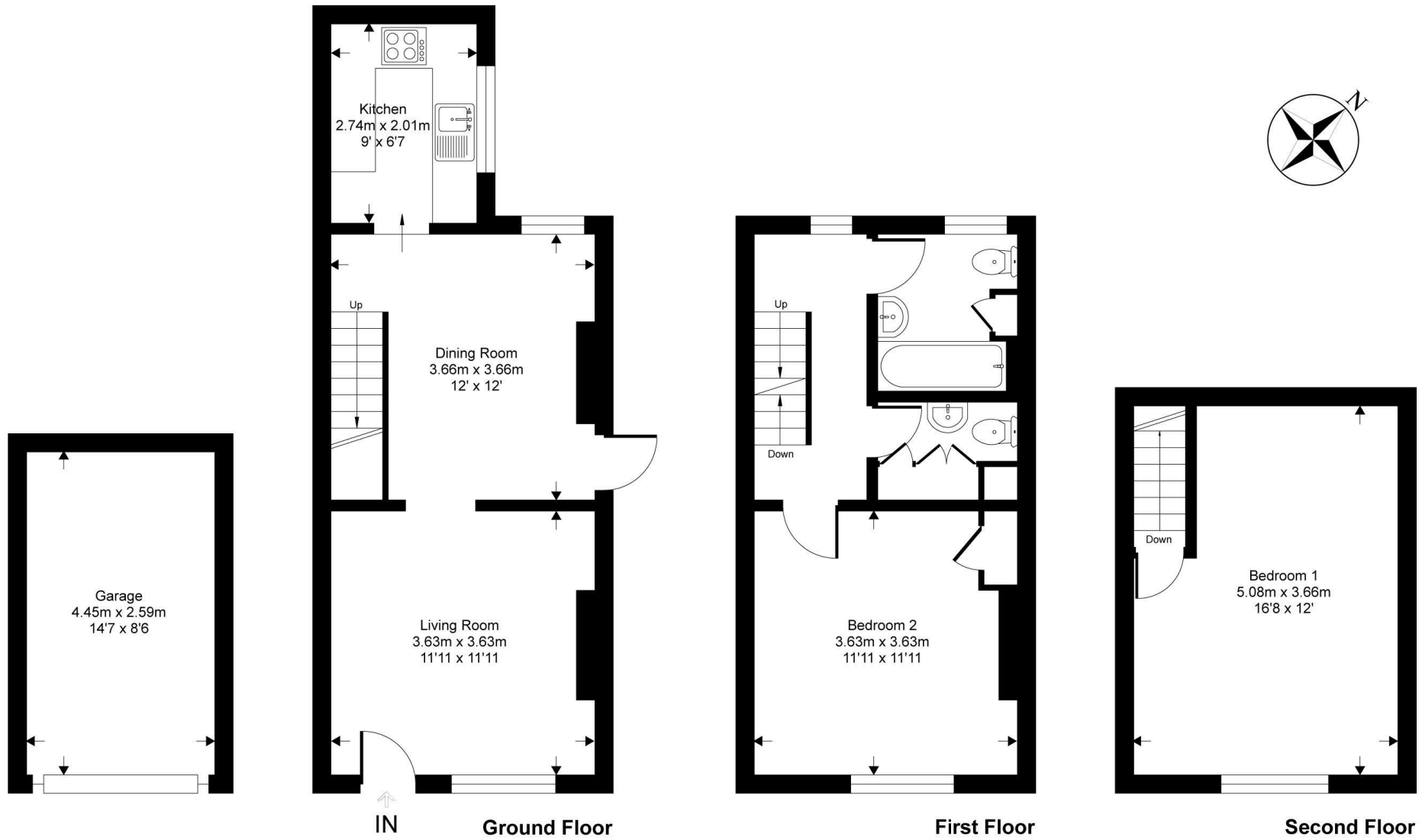
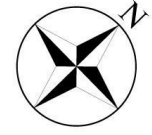
EPC: E

Local Authority: Rother District Council

Council Tax Band: D

Military Road

Approximate Gross Internal Area = 78.4 sq m / 844 sq ft
Approximate Garage Internal Area = 11.5 sq m / 124 sq ft
Approximate Total Internal Area = 89.9 sq m / 968 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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