

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The cottage is situated in a 'tucked away' location just off Landgate in the Conservation Area 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 International 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 with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

A late eighteenth century Grade II Listed period cottage, forming one of a pair, presenting mellow brick and part weatherboard clad elevations beneath a tiled mansard roof with a dormer window. The accommodation is arranged over three levels, as shown on the floor plan.

A part glazed front door with panelled pilasters, architrave and cornice opens into a living room with a vertical sash window overlooking the front garden, ceiling beams, exposed wood strip flooring and a natural brick fireplace with a fitted wood burning stove. To the rear is an open plan fitted kitchen/dining room and utility room overlooking the garden with a skylight, tiled floor, door to outside, a range of cupboards and drawers beneath wood counter tops with an inset ceramic hob with a built in oven beneath and filter hood above, an inset stainless steel sink unit, mosaic tiled splashbacks, an integrated fridge and freezer and below counter space and plumbing for a washing machine and a

cupboard housing an Elektra electric boiler. Adjoining is a cloakroom with a modern close coupled w.c.

On the first floor, bedroom 1 overlooks the front and has a brick fireplace and built in wardrobe cupboard. There is a bathroom with contemporary fittings comprising a panelled bath with a wall mounted shower attachment, a close coupled w.c and pedestal wash basin.

On the second floor there is an additional double bedroom with a dormer window to the front.

**Outside:** To the front of the property is an open plan area of garden with a shared path serving 1 & 2 Eagle Cottages. To the rear is a brick wall and fence enclosed garden 48' x 25' approx. being set down to lawn.

Further information:

Local Authority: Rother District Council. Council Tax Band C

Services: Mains water, electricity and drainage. Wet electric central heating

Predicted mobile phone coverage: 02, EE and Three

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

**Directions:** From our offices, proceed along Cinque Ports Street and Tower Street and bear left into Landgate. Before the junction with the A268, turn left into a large courtyard/parking area, and the entrance to the house is situated in the far left hand corner adjacent to Eagle House.

Guide price: £395,000 Freehold

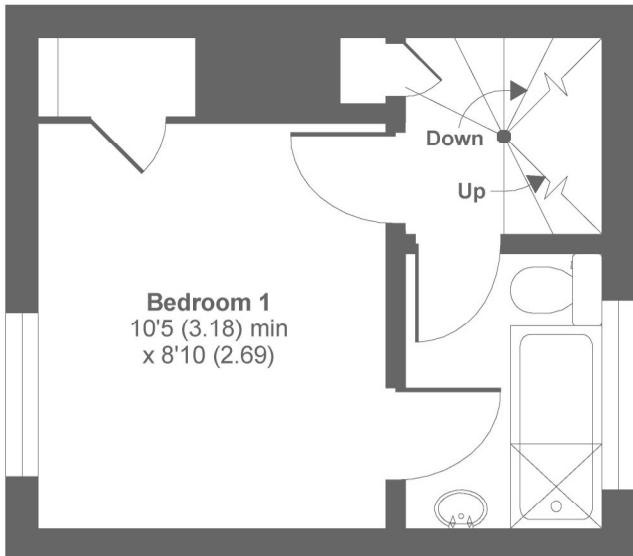
1 Eagle Cottages, Landgate, Rye, East Sussex TN31 7LQ



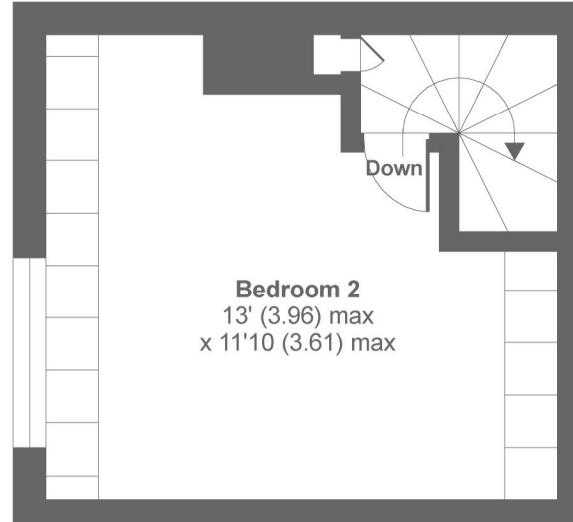
A well presented Grade II period cottage with a large enclosed garden situated in a private tucked away position within the Conservation Area of the Ancient Town.

- Living room • Open plan kitchen/dining room and utility room • Cloakroom • Two double bedrooms • Bathroom
- Wet electric central heating • EPC rating TBC • 48' Rear garden

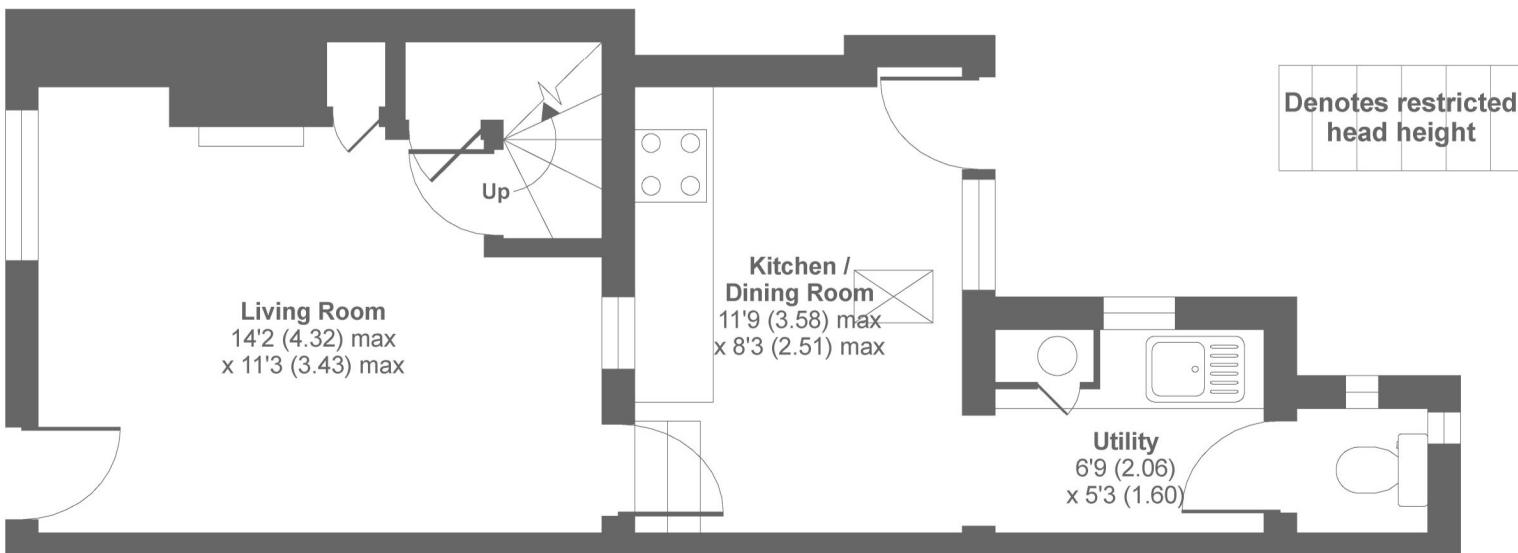




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 633 SQ FT 58.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



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)