Link House,
Mermaid Street, Rye, East Sussex TN31 7EU

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Guide Price £700,000 - £750,000

Nestled in the heart of the Citadel on one of Rye's most picturesque and famous cobbled streets, just a few steps from the main shopping thoroughfare, is this most charming attached 3 bedroom cottage with hidden courtyard gardens and off-street parking for one vehicle to the front.

On entering this lovely home you are immediately struck by its character, warmth and easy elegance. To the ground floor, there is a welcoming and very generous entrance hall, a spacious sitting room with feature fireplace, a pretty cottage style kitchen and useful dining room which opens onto the garden.
To the first floor, there are three good size bedrooms, all of which have built-in storage, a bathroom and separate cloakroom.

Outside, there are good surprises to the front and back. Set back from the street, the cobbled frontage offers parking for one vehicle, while to the rear, there is a stunning, very private garden which can only be described as a "hidden gem".

This wonderful property would be ideal for anyone looking for a welcoming retreat in the heart of Rye, just a couple of minutes walk from all the many amenities on offer, and just a short drive from the coast.

- Charming attached 3 bedroom cottage
- Enviable location in the heart of Rye's historic Citadel
- Inviting, warm interiors with an easy elegance & character
- Very private, beautiful hidden courtyard gardens to the rear
- Walking distance of all the many local amenities on offer
- Mainline station with lines to Eastbourne, Brighton & Ashford
- Romney Marshes & stunning coast a stones throw away

SITUATION: "Link House" is nestled amongst the wonderfully unique properties of Mermaid Street in the heart of the Conservation Area of Rye, renowned for its cobbled streets, medieval fortifications, period architecture and beautiful parish church. Although a historic Cinque Port town steeped in history, Rye also caters for every day modern life and has a comprehensive range of shopping, health and leisure facilities, as well as great cafes, restaurants, pubs and hotels. Rye has also become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a two-screen Kino cinema complex. The Romney marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away, there are many good walks and leisure activities to pursue. There are a wide choice of educational opportunities nearby in both the state and public sectors and for transport, the town has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes

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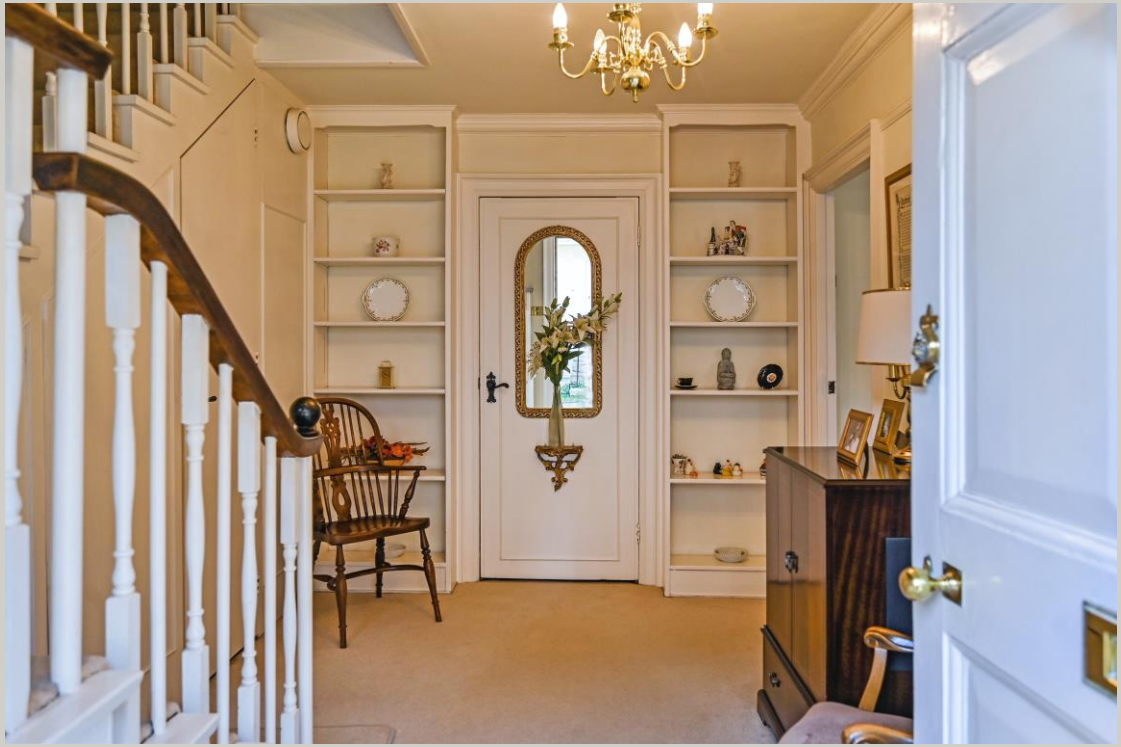


The accommodation comprises the following with approximate dimensions: The front door opens into a spacious, welcoming **ENTRANCE HALL** 13’1 x 11’1where there is room for free standing furniture. Stairs to first floor. Large under stairs cupboard. Built-in shelving. Door to sitting room.

SITTING ROOM 14' 4" x 13’1. A door from the hall leads you through to the elegant sitting room where an Adams style feature fireplace with built-in storage and shelving either side makes a lovely focal point. A large window to the front gives views over Mermaid Street. Double doors to the rear open into the dining room.

DINING ROOM 15’9 x 7’0. Handily positioned between the sitting room and the kitchen, this useful space, which opens onto the garden, is the perfect place for relaxing or dining. Built-in cupboards and shelving to one wall. Open doorway to

KITCHEN 9’2 x 6’10. Situated at the back of the house with views over the garden is the lovely cottage kitchen, which has a range of limed units with tiled worktops and sink unit. Integrated washing machine, dishwasher and under counter fridge. Gas hob with oven below and extractor above.

A turned staircase from the ground floor leads to a **FIRST FLOOR LANDING** which gives access to all the rooms on this floor. Loft hatch and large walk-in airing / drying cupboard which houses the boiler and hot water cylinder.

BEDROOM 1 11’4 x 10’4. A good size double bedroom with built-in storage to one wall and two windows to the front.

BEDROOM 2 11’2 x 10’4. This pretty double bedroom has a built-in surprise! Hidden behind the double doors is a vanity unit with basin and good amounts of storage space. A window to the rear gives a lovely outlook over the garden.

BEDROOM 3 10’4 x 7’5. The smallest of the three bedrooms, this room would also work equally well as an office or study space. Built-in corner cupboard.

This useful **CLOAKROOM** comprises a WC and wash basin. NB: It may be possible to reconfigure this cloakroom and built-in storage cupboard to bedroom 2 to make an en-suite bathroom, subject of course to any necessary permissions.

BATHROOM A traditional style bathroom with panelled bath, wash basin and WC. Window to rear.

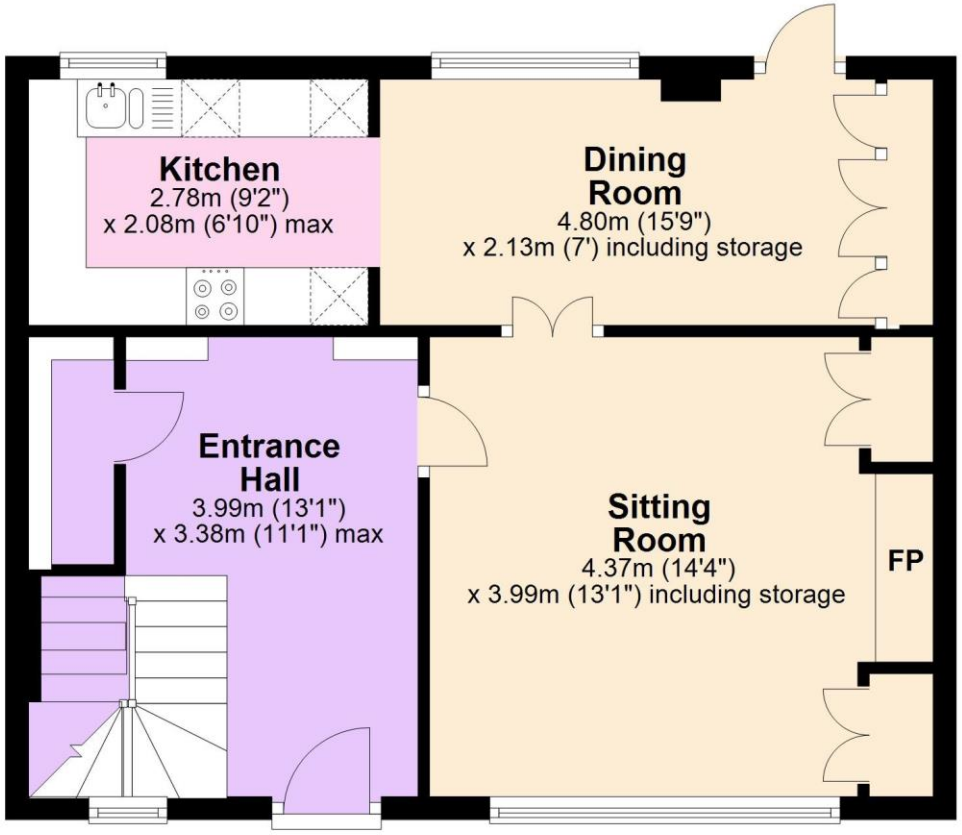
OUTSIDE To the front of the property is an attractive cobbled area where there is a rose garden and space for parking one vehicle. To the rear is a beautiful hidden garden that is divided into two distinct areas.

Directly at the back of the house is a pretty patio area, ideal for summer relaxation and as you wind your way down the garden through mature planted borders you come to another patio at the end where there is a gate that gives access to the rear of the Mermaid Hotel and forms a short cut into the town centre.

SERVICES Mains: water, electricity, gas and drainage. EPC: exempt. Local Authority: Rother District Council. Location Finder what3words: ///montage.diggers.blindfold

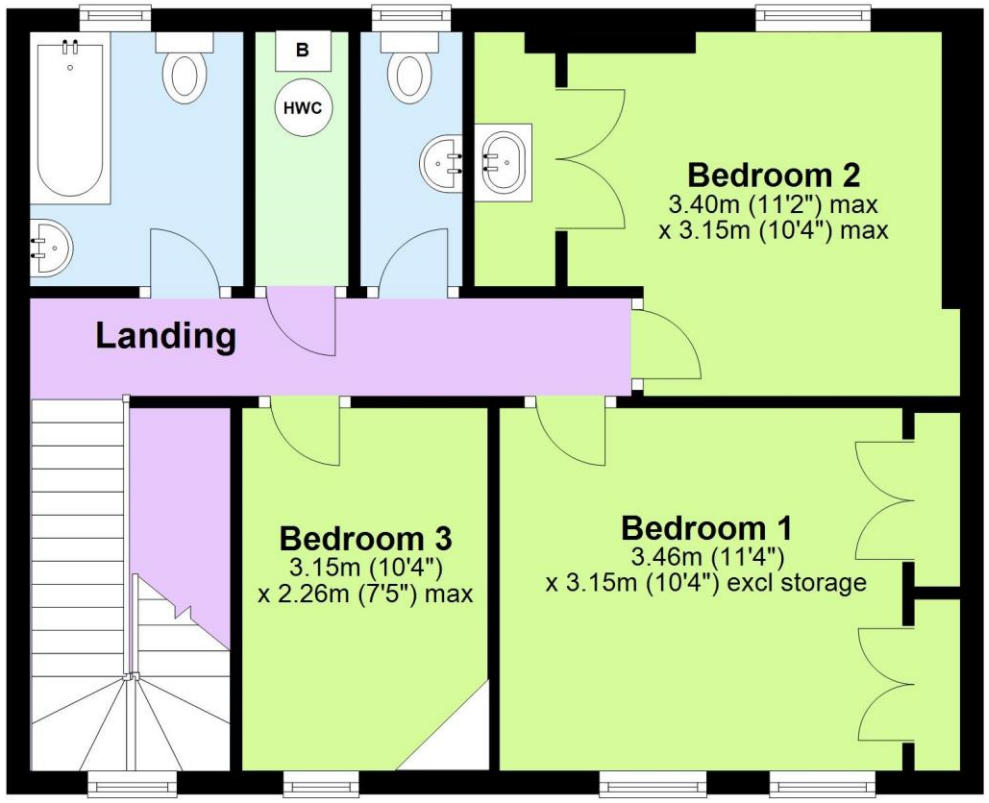
Ground Floor

Approx. 48.5 sq. metres (521.8 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



Total area: approx. 99.3 sq. metres (1068.3 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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