

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated above a retail unit in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture with half timbered houses clustered around the Parish Church of St Mary the Virgin. The town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Rye Festival is held annually. From the town there are local train services to Eastbourne and to Ashford with high speed connections to St. Pancras London in 37 minutes.

The property forms all of the first and second floors of a three storey Arts and Crafts building presenting Tudor style half timbered external elevations beneath a peg tiled roof.

From the High Street a panelled front door opens into a small **entrance vestibule** with a moulded dado rail and a turned staircase off to a half landing with a walk-in storage cupboard and a further short flight of stairs to the first floor hallway.

The well proportioned, south facing **living room** has a 7'6 wide jettied bay window with a wood block polished window seat, leaded light windows with oak mullions and a Tudor style carved oak outer surround, together with a fireplace with brick quoins and returns, an oak bressumer and a fitted wood burning stove, oak flooring.

The **kitchen/dining room** is fitted with an extensive range of hand crafted Smallbone wall and base units incorporating a sink with mixer tap, Corian work surfaces with tiled splash backs, electric hob with an electric fan assisted oven under and a filter hood above. In addition there is a matching fitted dresser with drawers, cupboards and open display shelving, terracotta tiled floor and open downstairs cupboard. There are full width and full height opening bi-folding windows/doors to the rear with far reaching roofscape and rural views.

On the **second floor**, there is a landing with a window to the side and a hatch with a retractable ladder to a roof space providing useful storage. Stripped pine floorboards throughout.

**Bedroom 1** is double aspect with leaded light oak mullion windows looking along the High Street and has a fireplace with a wrought iron grate with a glazed tiled hearth.

**Bedroom 2** has an oak mullioned window to the rear providing distant rural views, together with an Edwardian fireplace with wrought iron inset.

**Bathroom** comprising panelled bath, w.c, wash hand basin, window to side.

**Shower room** with large walk in shower, wash hand basin, w.c and window to side.

**Leasehold details:** 99 year lease commencing 1<sup>st</sup> September 2012.

**Ground Rent** £50 per annum, rising at 33 year intervals.

**Note:** The property is subject to a flying freehold, the main access staircase is partly over the adjoining property.

Local Authority: Rother District Council. Council Tax Band D  
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Ultrafast 1800Mbps available. Source Ofcom

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

Price guide: £465,000 Leasehold

The Maisonette, 29 High Street, Rye, East Sussex TN31 7JG



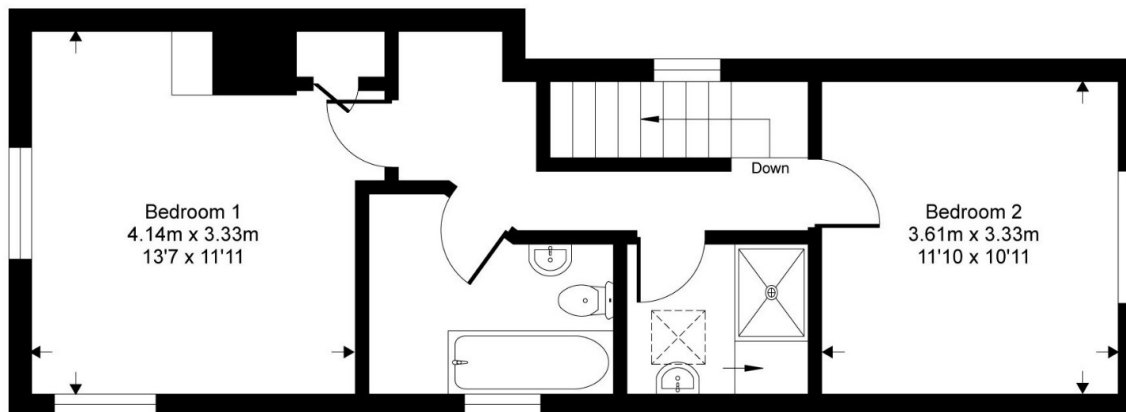
A well presented, self contained Arts and Crafts style 2 bedroom maisonette set in the Conservation Area with distant views over the roofscape of the Ancient Town.

- Entrance lobby • First floor hall • Living room • Kitchen/dining room
- Second floor landing • 2 bedrooms • Bathroom and separate shower room
- Gas heating • EPC rating C

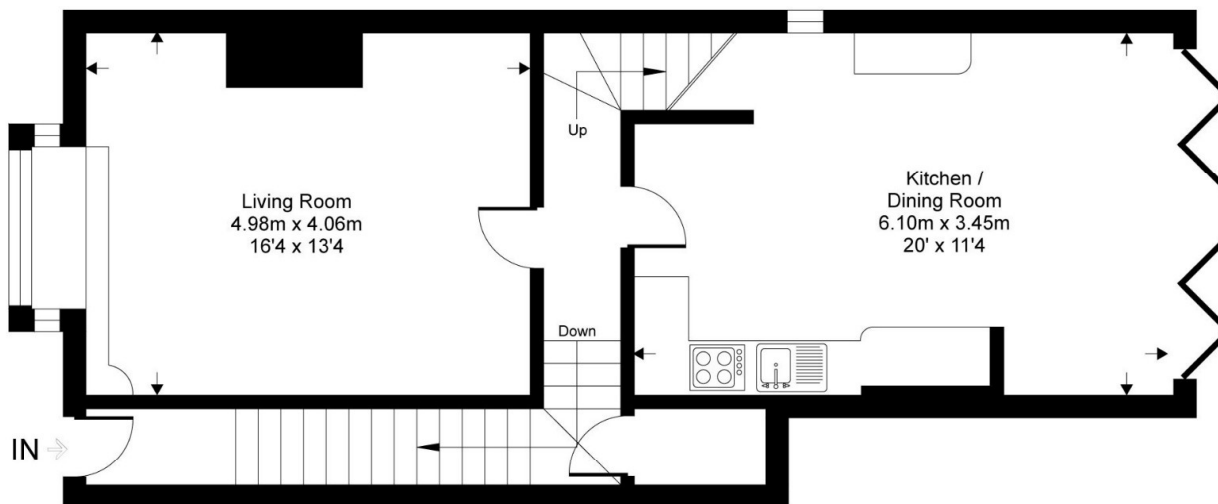


# The Maisonette

Approximate Gross Internal Area = 104.1 sq m / 1121 sq ft



**Second Floor**



**First Floor**

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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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