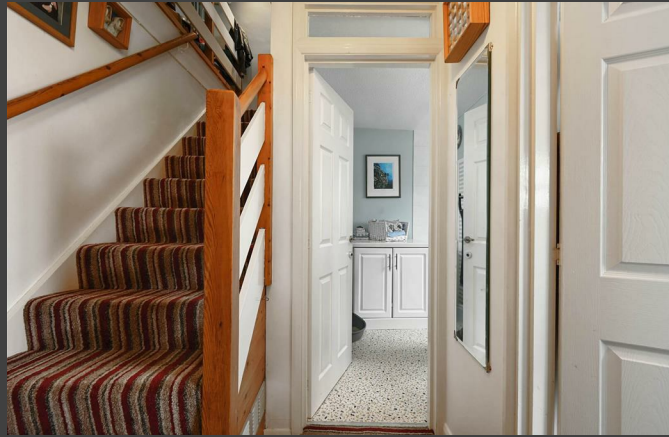


PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located close to the historic Landgate in the Conservation Area 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. Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne and to Ashford International from where there are high speed connections to London St. Pancras (37 minutes). Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Main open plan living/dining/kitchen area

Front door into this double aspect living/dinign area with views over The Salts, exposed wooden ceiling timbers. The kitchen is fitted with a good range of base and wall mouted units with a window above the sink, exposed ceiling timbers. Stairs down to the lower ground floor bedrooms and bathroom.

Bedroom 1

There are fitted mirror fronted wardrobes, further storage space, window to the rear and wooden double doors to the outside.

Bedroom 2

Built in cupboards and window to the rear.

Bathroom

Comprising a panelled bath with shower over and side screen, pedestal wash hand basin, w.c, window to the rear and built in cupboard.

Outside

There is a shared front path which serves both Nos. 64 and 66 (adjoining) to the front of 64 there is a small private courtyard area with space for a table and chairs.

Off Fishmarket Road there is a driveway providing off road parking, the current owners are able to park two cars on the driveway.

Further information

Local Authority: Rother District Council.

Council Tax Band B

Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02 Broadband speed: Ultrafast I 800Mbps available.

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

Offers In The Region Of £299,950 Freehold

64 Fishmarket Road, Rye, E Sussex, TN31 7LP



A two bedroom semi detached house enjoying a convenient position within easy reach of the historic heart of Rye with off road parking and a courtyard garden.

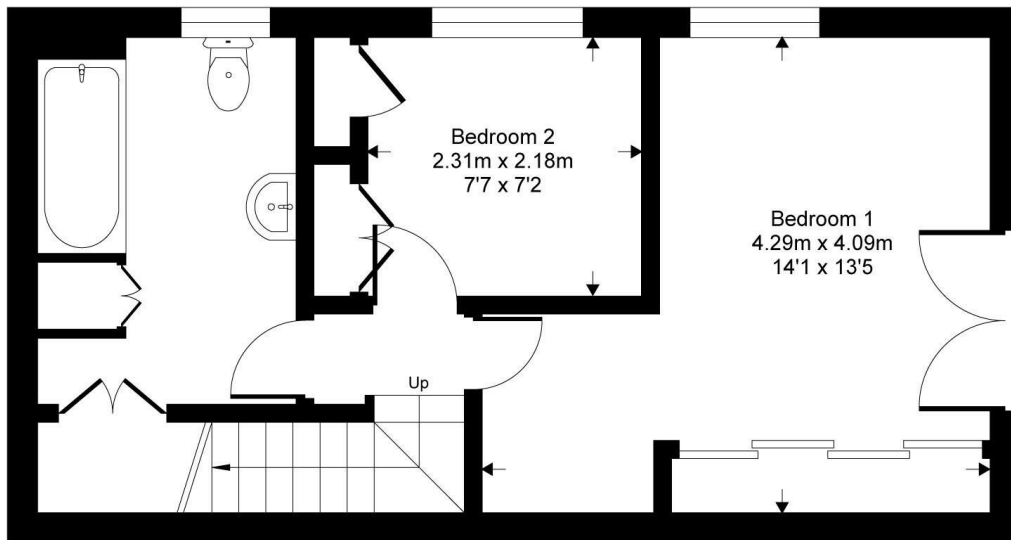
- Semi-detached house • 2 bedrooms • Situated within the Conservation Area • Off road parking • Close to amenities • Views over The Salts • Double glazing and gas heating • Chain free



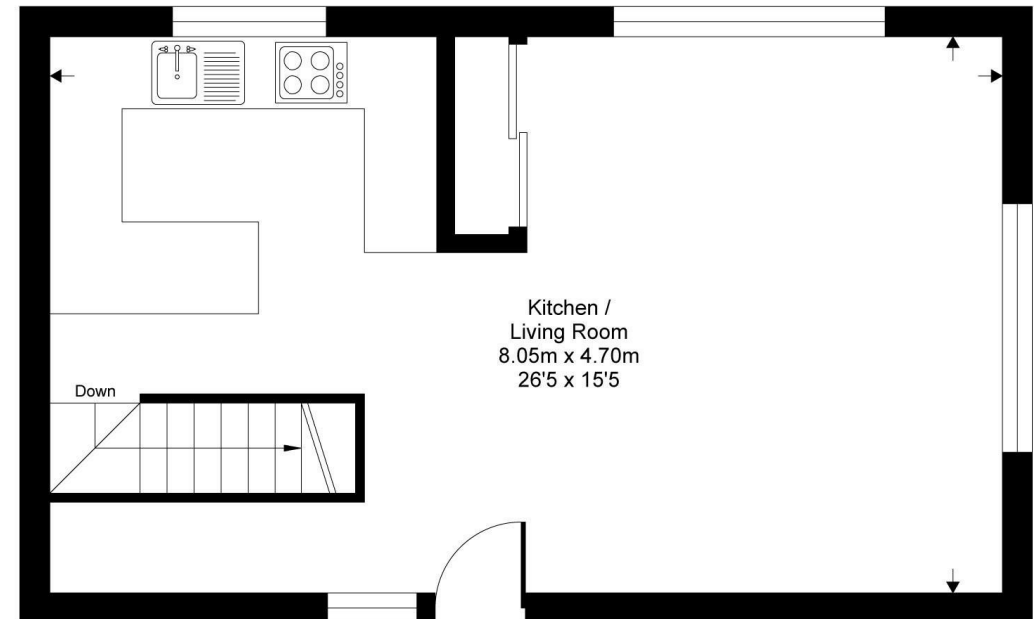
EPC: E
Local Authority: Rother District Council
Council Tax Band: B

Fishmarket Road

Approximate Gross Internal Area = 70.1 sq m / 755 sq ft



Ground 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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