



86b High Street, Rye TN31 7JN

86b High Street, Rye, East Sussex TN31 7JN
Guide Price : £375,000

A deceptively spacious apartment in the heart of Rye's citadel with communal garden, stylish open-plan living, 2 double bedrooms, and excellent potential as a main home, holiday retreat or investment.

Tucked away on the second floor in the very heart of Rye's historic citadel, this deceptively spacious apartment offers an exceptional blend of character, comfort, and convenience. Beautifully arranged, the accommodation centres around an impressive open-plan living, dining, and kitchen space, perfect for both relaxed everyday living and entertaining.

There are two generous double bedrooms, with the principal bedroom benefitting from its own en-suite shower room, while a stylish contemporary bathroom serves the second bedroom and guests.

Whether as a comfortable main residence, an idyllic lock-up-and-leave holiday home, or a lucrative rental investment, this apartment offers exceptional versatility. Rye's enduring popularity as a vibrant, year-round tourist destination underpins strong and consistent demand for holiday accommodation, making it an especially attractive proposition for those seeking a holiday let or income-generating asset.

Positioned along the historic High Street, the apartment enjoys delightful views down Market Road towards open countryside, while being just moments from an excellent selection of independent shops and eateries. The railway station is within easy walking distance, providing regular connections to Brighton and Ashford, with onward high-speed links to London, perfectly balancing coastal charm with excellent connectivity.

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Warner Gray



SITUATION This charming property lies within the heart of Rye's historic citadel and conservation area. Renowned for its cobbled streets, medieval fortifications and fine period architecture, Rye offers a unique blend of heritage and modern convenience. The town provides an excellent range of shopping, health and leisure facilities, alongside a vibrant selection of cafés, restaurants, pubs and hotels. Increasingly recognised as a cultural hub, Rye is home to numerous galleries, independent craft shops, the popular Kino cinema, and hosts the annual Rye Arts and International Jazz Festival. Surrounded by the breathtaking Romney Marsh countryside and located just a short distance from the coast, the area offers a wealth of scenic walks and outdoor pursuits, both on land and water. Rye also benefits from convenient rail links to Eastbourne and Brighton, as well as to Ashford, where high-speed services connect to London St Pancras in approximately 37 minutes.

This well presented second floor apartment offers spacious and versatile accommodation.

At the base of the staircase leading to the apartment's private entrance, there is a useful area for cloaks and shoes, a practicality that continues within the welcoming hallway above, where further storage space is available.

The heart of the home is a particularly impressive open-plan living, dining and kitchen area, creating a wonderfully sociable environment. The kitchen is fitted with a range of modern units and integrated appliances, and enjoys a pleasant outlook over the communal garden.

To the front, the living space takes full advantage of elevated views across the rooftops of Rye and the characterful street scene below, offering a unique vantage point, allowing you to feel immersed in the life of the town while remaining a quiet observer above it.

Notably, this expansive living area was formerly arranged as three separate rooms. This configuration could be reinstated if desired, or alternatively, part of the space could be partitioned to create a third bedroom, offering excellent flexibility for changing needs.

There are two generous double bedrooms, both benefitting from a good range of built-in storage. The principal bedroom enjoys the added convenience of an en-suite shower room, while the second bedroom is served by a contemporary main bathroom. Both bath and shower rooms are stylishly appointed and feature underfloor heating for added comfort.

OUTSIDE

The property also benefits from access to a part-walled communal garden, shared with the apartment below. Steps from the first-floor landing lead down to an outdoor space ideal for al fresco dining and relaxation. With its blend of character, flexibility and prime central location, this apartment is ideally suited as a main residence, a lock-up-and-leave holiday home, or a highly attractive investment opportunity.

SERVICES : Mains water, electricity and drainage. Electric heating. E.P.C Rating: E. Local Authority: Rother District Council.

Leasehold Information: We understand that there is approximately 120 years left on the lease. Ground Rent: £100 per annum.

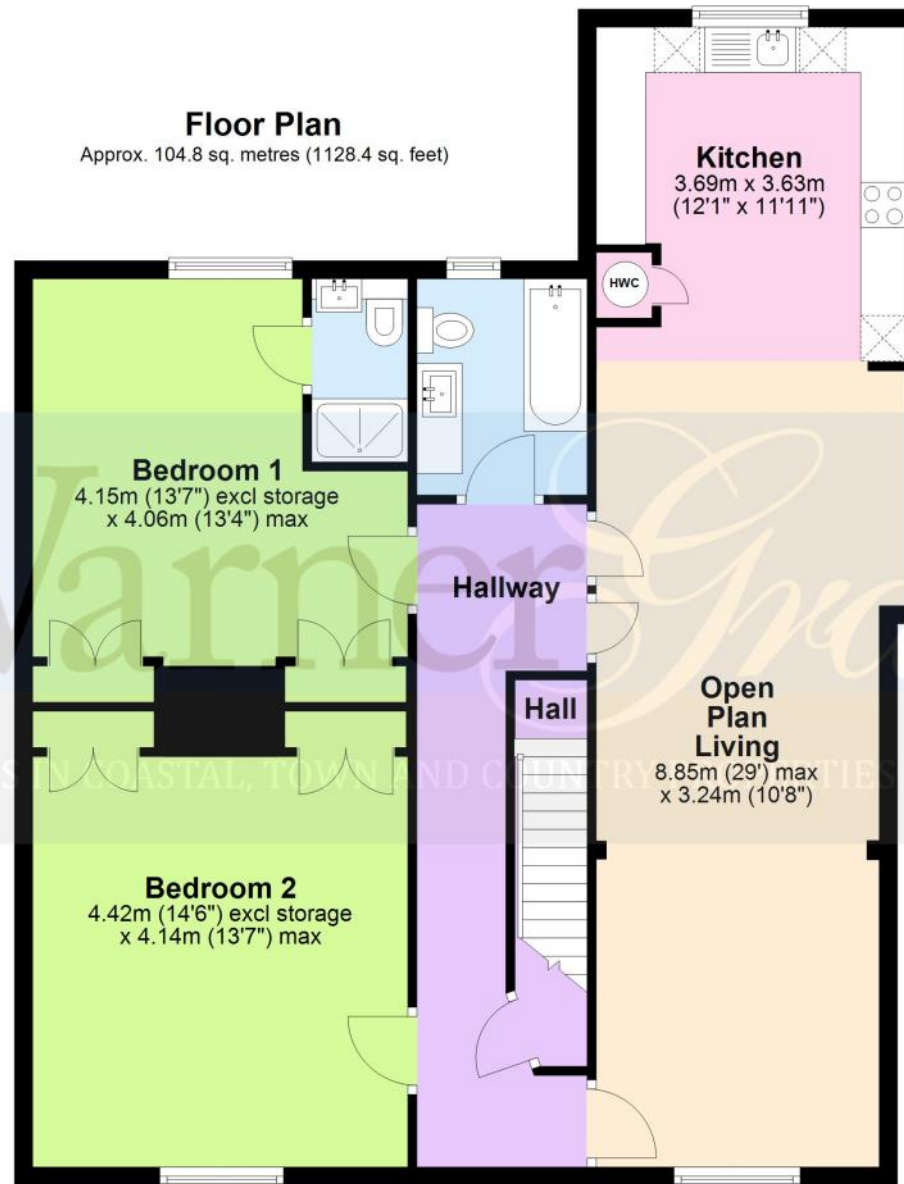
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Viewing by appointment through WarnerGray 01797 270050



Floor Plan

Approx. 104.8 sq. metres (1128.4 sq. feet)



Total area: approx. 104.8 sq. metres (1128.4 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



