

PHILLIPS & STUBBS



coastal +
COUNTRY



Hall, Living/dining room, Kitchen, Utility / boot room, Cloakroom, Three bedrooms, Bathroom. EPC rating D. Small courtyard garden

Hucksteps Row (formerly known as Fishgut Alley) is a twitten off Church Square in the heart of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower, and fine period architecture with half timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. 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 Festival is held annually and a two screen Kino cinema complex has recently opened. From the town there are local train services to Brighton and to Ashford, from where there are high speed connections to London St Pancras (37 minutes) and the Continent via Eurostar. Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15 mile radius, Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

An attached Grade II Listed period cottage of fifteenth century origin, presenting mellow brick lower elevations with exposed oak framework and daub panelling to the upper section set with leaded light windows beneath a pitched peg tiled roof with a catslide to the rear. The heavily timbered, stylish accommodation is arranged over three levels, as shown on the floorplan. In common with many properties in Rye, No 4 has a small area of 'flying freehold' with the adjoining property.

An oak front door opens into a hall with exposed beams, a staircase leading to the first floor and a wide opening to a traditional country style double aspect kitchen with Shaker style cabinetry painted in light grey beneath solid wood worktops with a Butler sink, integrated dishwasher, inset 4 burner gas hob with filter hood above and stainless steel oven below and a built-in fridge. The double aspect living/dining room has part glazed double doors opening to the covered courtyard, an inglenook fireplace with a fitted gas stove, panelling to one wall, fitted book shelving and exposed timber framing. To the rear is a utility/boot room with a stainless-steel sink unit, below counter space and plumbing for a washing machine and coat hanging hooks. Adjoining is a cloakroom with a wall mounted wash basin and low level wc.

On the first floor, there is a landing with an ornate decorative staircase leading to the second floor. Bedroom 1 has a part vaulted ceiling and a double aspect corner window with far reaching townscape views to the River Rother. Bedroom 2 has an oriel window, painted floorboards and exposed timber framing. The bathroom has a window to the rear and fitments comprising a close coupled wc, panelled bath with shower over and wash basin set into a vanity unit.

On the second floor, there is a third attic bedroom or studio with exposed timber framing, distant views over the River Rother and a cupboard housing a gas combi boiler.

OUTSIDE

The Roundel is approached by a shared twitten leading from Church Square. To the side of the property is a quaint brick pathway lined with shrubs and climbing plants leading to a seating area and a charming, small wall enclosed courtyard with a clear roof. No 28 Church Square has a pedestrian right of way over the pathway.

FURTHER INFORMATION

Local Authority: Rother District Council. Council Tax Band F

Mains electricity, gas, water and 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

Guide Price £515,000 Freehold

The Roundel, 4 Hucksteps Row, Church Square, Rye, East Sussex, TN31 7HG



A well presented Grade II Listed period cottage, hidden away off Church Square within the Citadel area of the Ancient Town of Rye, with roofscape views to the River Rother and beyond.

- Living/dining room • Kitchen • Utility/boot room • Cloakroom • Three bedrooms • Small courtyard garden

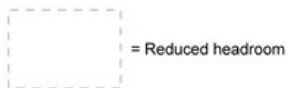


Directions: From the High Street, walk up Lion Street from The Gorge Hotel towards St Mary's Church. Continue behind the church and the entrance to Hucksteps Row is situated between Nos 24 & 26, roughly in the middle of the terrace of houses facing the rear of the church. The entrance to Hucksteps Row is via a low beamed archway where there is a small name plaque (Hucksteps Row). Continue down this pedestrian pathway where no.4 will be found half way down on the right hand side. Note: the property cannot be seen from Church Square.

EPC: D

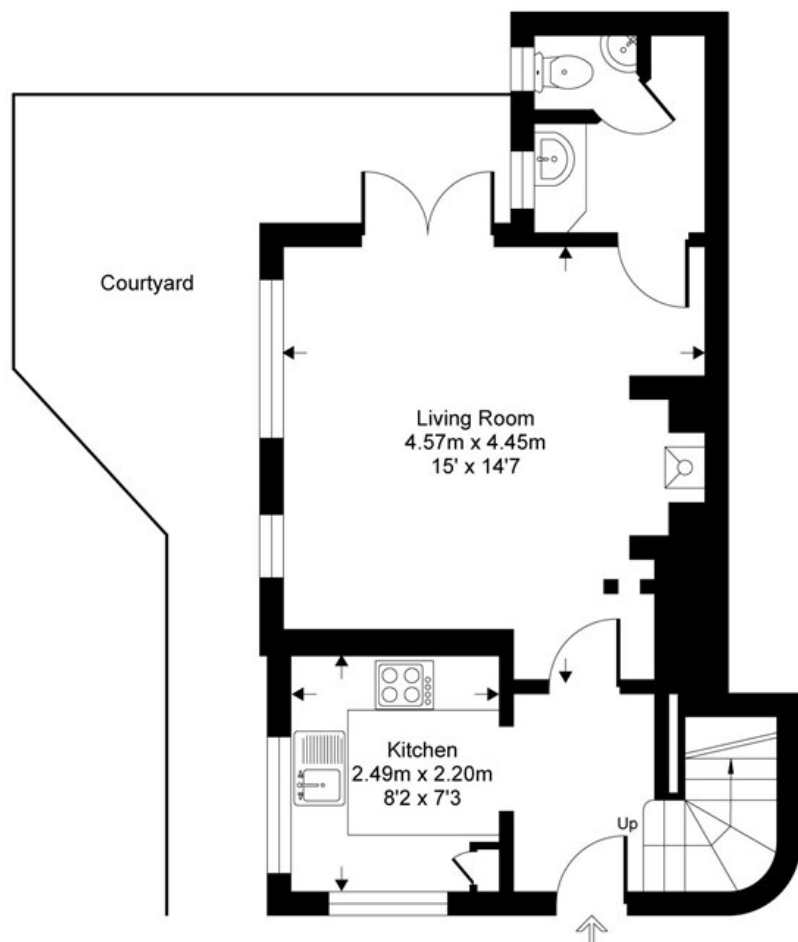
Local Authority: Rother District Council

Council Tax Band: F

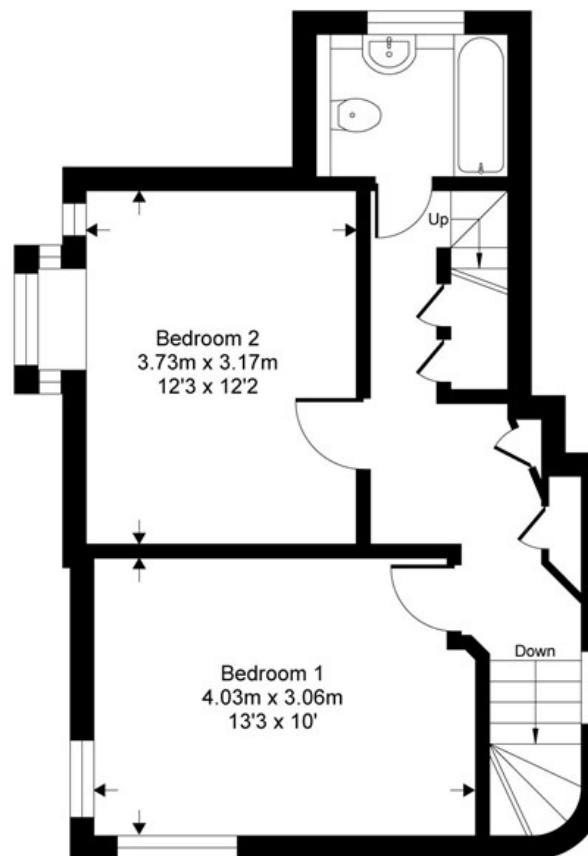


Hucksteps Row

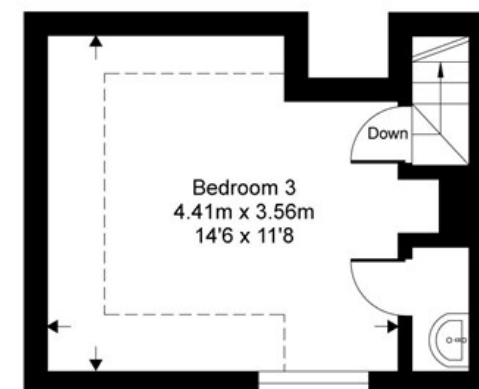
Approximate Gross Internal Area = 83.3 sq m / 897 sq ft
(excludes restricted head height)



Ground Floor



First Floor



Second 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

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, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk