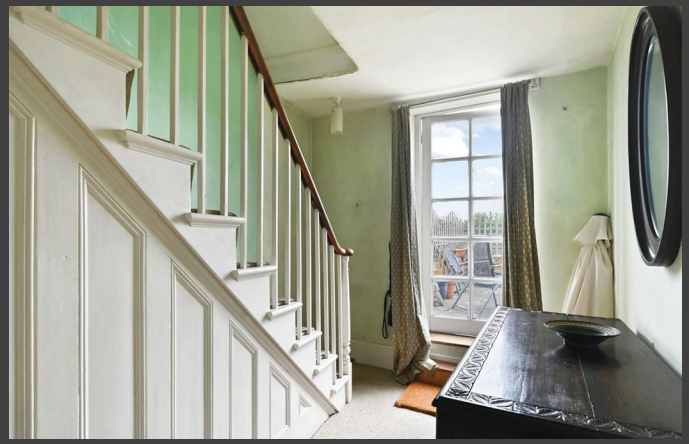
PHILLIPS & STUBBS

coastal + COUNTRY



The property is located in a no through road 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. As well as its charm and history, the town has a comprehensive range of shopping facilities, restaurants and pubs and an active local community, with the arts being strongly represented. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

Dining Room
Front door into the dining room which has a cast iron fireplace, cupboards to either side and bay window to the front.

Open doorway into the inner hallway with stairs to the first floor and door out to a raised garden terrace.

Kitchen
The kitchen has a range of built in units, bay window overlooking the rear garden.

First Floor Living / Bedroom 3
Living room or bedroom 3 with a bay window to the front and cast iron fireplace.

Bedroom 2
Window to rear and built in cupboards.

Bathroom
Comprising a panelled bath, w.c and wash hand basin, window to rear.

Second Floor Bedroom 1
This bedroom offers charming character with its sloped ceiling and natural wood flooring, cast iron fireplace and dormer window to the front.

Study
Having exposed wooden floorboards, large dormer window with views over the cricket ground and beyond.

Lower Ground Floor
The lower ground floor is accessed via a separate side door which leads down a narrow corridor. (Note: The neighbouring property No. 6 enjoys a pedestrian right of way over the passage way) Private door into a lobby with doors off to the various rooms.

Bedroom 4 features a fireplace with a distinctive brick surround and built-in shelves on either side, walk in storage cupboard.

Bathroom
Comprises a cast iron bath, w.c and wash hand basin

Utility
Having space and plumbing for a washing machine, sink unit, ample storage. There is a rear lobby with door out to the rear garden.

Rear Garden
The rear garden extends to approx 40' in length, offering a private space with mature shrubs and trees providing a natural boundary. There is a brick store and a paved patio area with stairs leading up to the decked roof terrace house which enjoys open views over the cricket ground. Rear gate out onto an unmade track which leads to The Salts and public footpaths.

Further Information:
Local Authority: Rother District Council.
Council Tax Band: C
Mains gas, electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone and 02
Broadband speed: Ultrafast 1800Mbps available.
Source OfcomRiver and Sea Flood risk summary: Very low risk. Source GOV.UK

Offers In The Region Of £385,000 Freehold

5 Bridge Place, Rye, TN31 7LN

The property which requires updating, is located in a no through road close to the historic Landgate in the Conservation Area of the Ancient Town and Cinque Port of Rye.

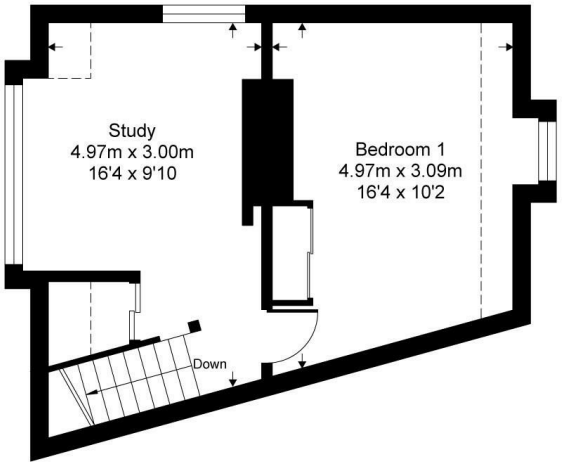
- Terrace Town house set over 4 floors now requiring updating
- Excellent location with views over the cricket ground
- 3/4 bedrooms
- 2 bathrooms
- Lower ground floor accommodation with access to the rear garden
- Enclosed rear garden

EPC: D
Local Authority: Rother District Council
Council Tax Band: C

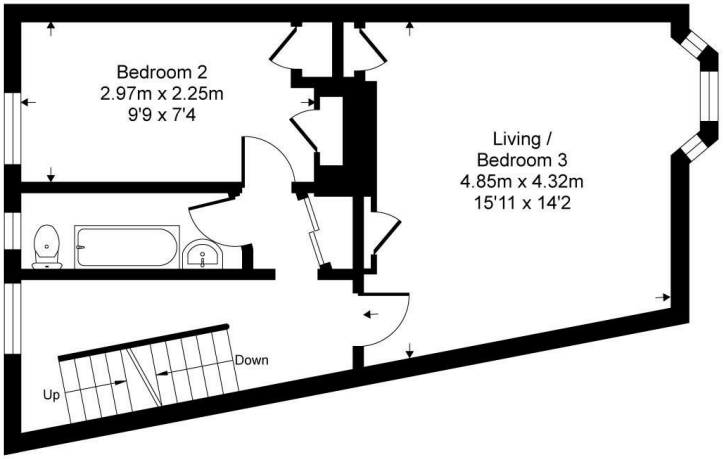
= Reduced headroom

Bridge Place

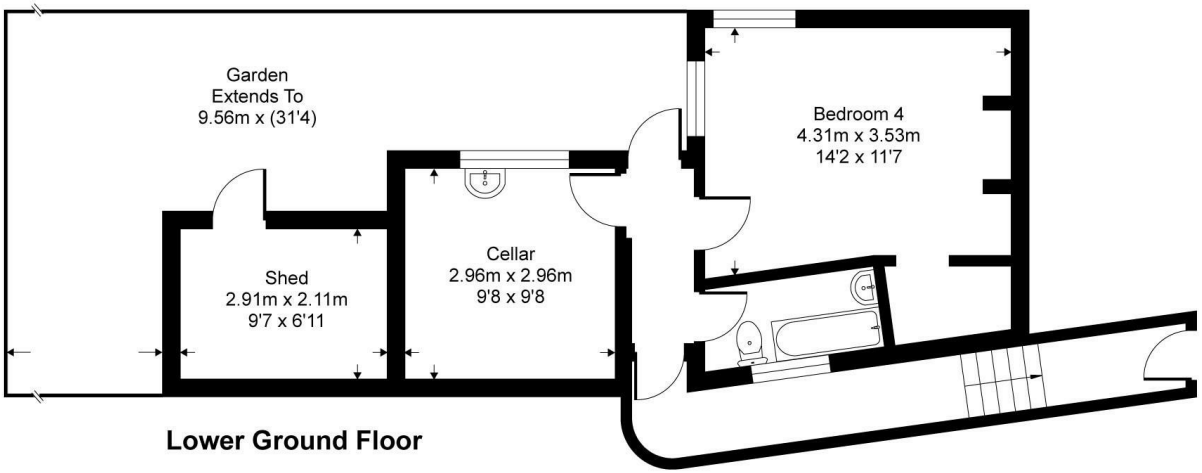
Approximate Gross Internal Area = 151 sq m / 1626 sq ft
Approximate Outbuilding Internal Area = 6.1 sq m / 66 sq ft
Approximate Total Internal Area = 157.1 sq m / 1692 sq ft
(excludes restricted head height)



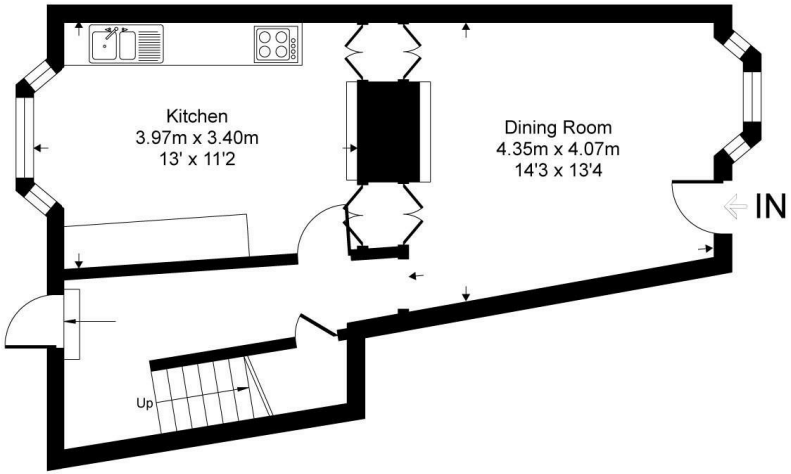
Second Floor



First Floor



Lower Ground Floor



Ground 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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