



13 WEST STREET, RYE,
EAST SUSSEX, TN31 7ES

ANDERSON
 HACKING

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OFFERS INVITED AROUND £750,000

A charming and historic Grade II-listed Georgian property situated on the corner of West Street and Mermaid Street, in the heart of Rye Citadel. 13 West Street offers versatile accommodation over four floors, suitable as a commercial space (stp) with residential accommodation above. Offers will be considered for the ground and lower ground floors separately.

Historical and Cultural Significance

- Featured in Cold Comfort Farm (1995) with Stephen Fry's café scenes filmed on-site.
- Former home to the Rye Arts Club (2008), as well as an art gallery, antique shop, and off-licence.
- Set within Rye's famous medieval streets, attracting tourists and filmmakers.

Architectural & Planning Details

- First listed on 12 October 1951.
- Unique curved shopfront windows and corner entrance with fluted pilasters.
- Three-storey painted brick facade with a hipped tiled roof.
- Recent planning applications, including RR/2008/3065/L, relate to listed building refurbishment.

Accommodation Breakdown

Basement – Living Room/Bedroom/Kitchen

Ground Floor – Shop/Living Room, Entrance Hallway, Shower Room/WC

First Floor – Living Room/Bedroom 3, Kitchen/Breakfast Room

Second Floor – Master Bedroom with Walk-In Wardrobe & En-Suite, Double Bedroom, Shower Room/WC

Attic Room – Access via loft ladder with conservation skylight





Location & Amenities

- Quiet yet central location in Rye, with easy access to independent shops, galleries, and dining.
- **Transport:** 5-minute walk to Rye train station, connecting to Ashford International (Eurostar & London St. Pancras in 37 minutes).
- **Recreation:** Nearby tennis, sailing, golf, and countryside walking; Camber Sands offers kite surfing.
- **Education:** Close to renowned schools such as Marlborough House, Claremont, Buckswood, and Cranbrook.

Investment Potential

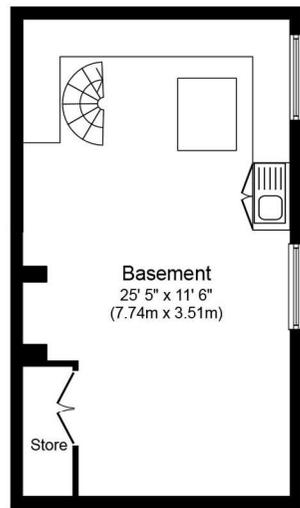
With its prime location, historic significance, and versatile layout, 13 West Street presents a rare opportunity for residential or commercial use, making it a highly desirable investment in one of England's most sought-after medieval towns.



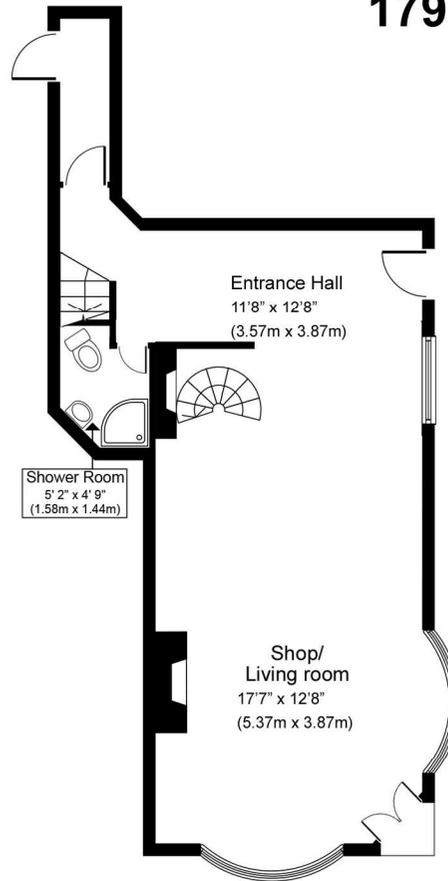
General Information

- Tenure: Freehold
- Services: Mains Water, Drainage, Gas, and Electricity
- Broadband: 80Mbps (Source: Ofcom)
- Council Tax: Band E (Rother District Council)
- Viewing: By appointment with Anderson Hacking Ltd – 01797 224852
- Directions: From Cinque Port Street, proceed up Market Road, turn right into the High Street, then left into West Street. 13 West Street is on the right, at the junction with Mermaid Street.

Approx. Gross Internal Floor Area 1797 sq. ft. /167 sq. m.



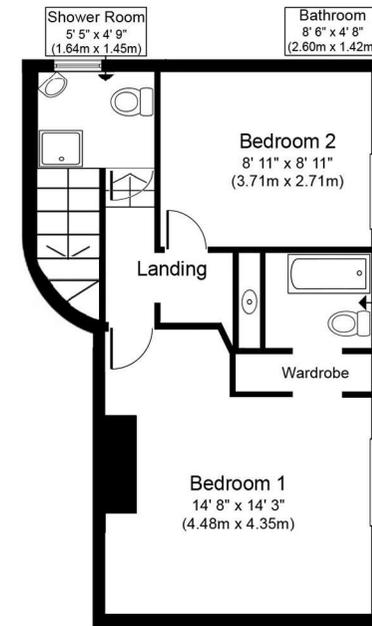
Basement
Approximate Floor Area
366 sq. ft.
(34.0 sq. m.)



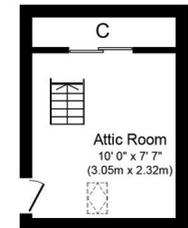
Ground Floor
Approximate Floor Area
560 sq. ft.
(52.0 sq. m.)



First Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)



Second Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)



Attic Floor
Approximate Floor Area
75 sq. ft.
(7.0 sq. m.)

Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: February 2026 Photographs Dated: February 2026

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