



3 LANDGATE SQUARE,  
RYE, EAST SUSSEX, TN31 7LL

ANDERSON  
HACKING

# 3 LANDGATE SQUARE, RYE, TN31 7LL

GUIDE PRICE £295,000

A spatially deceptive Grade II listed 2 bedroom, 2 reception end terrace period town house with a wealth of period features situated in a central Rye location within walking distance of all the town amenities.

- 2 Double Bedrooms
- Bathroom
- Separate WC
- Living Room with Wood Burner
- Kitchen / Breakfast Room
- South Facing Sunroom /Dining Room
- External Accessed WC
- South Facing Rear Garden
- Central Rye Location
- Wealth of Period Features



**Description:** 3 Landgate Square is a fine Grade II listed, end terrace house that we understand was originally constructed during the 1600's. of timber frame construction with painted brick on the ground floor and plastered above front elevation, with a mix of 20th Century casement ground floor and first floor windows as well as on the first floor 2 small late 16th Century ovolo-moulded wooden mullioned windows. On the side of the property is a brick ground and first floor and tile hung second floor elevation with two timber casement frame windows on the first and second floors. At the rear of the property is a ground floor brick elevation with modern casement windows and on the first floor a UPVC double glazed dormer window and the second floor a timber frame dormer window all beneath a pitched clay tiled roof.

3 Landgate Square is situated at the northern end of the street known as Landgate on the junction with Rye Road. A pedestrian access leads from Landgate across a communal square front garden that leads up to the front of the house where the property is accessed via a 17th Century studded entrance door with rectangular fanlight above.

The property accommodation comprises a small entrance hallway leading into the main characterful living room with front facing window, feature fireplace with wood burner and mix of exposed timber beams. At the rear of the living room is access to the kitchen / breakfast room with rear facing window and slate tiled flooring. The kitchen is fitted with a mix of base and wall hung dark mahogany shaker style units with white marble worktops, porcelain sink and drainer, space for an electric cooker, fridge / freezer and plumbing for a washing machine.

A rear door leads from the kitchen to a rear sunroom / dining room with double aspect timber casement windows and half glazed door leading out to the rear garden and access to a ground floor WC with high flush WC and wall hung basin.

An open staircase leads from the living room up to a first-floor landing with side window, off which is the main bedroom with front facing windows, while at rear of the landing is a bathroom with UPVC double glazed window, panel bath with shower mixer taps and pedestal washbasin. Adjoining the bathroom is a separate WC with low flush WC. An open staircase leads from the landing up to a second-floor bedroom with side window and rear dormer window with washbasin below.

Externally the property benefits from use of a communal front garden laid to lawn and interspersed with flower beds and shrubs. At the rear of the property is a private south facing garden that is accessed from the sunroom/ dining room with part paved seating area looking onto a partially cleared square garden that benefits from rear entrance gate opening out into Brewery Yard.



**Situation:** 3 Landgate Square is situated within the centre of the Ancient Cinque Port town of Rye, with its pretty cobbled streets and period buildings that offer shops, recreational and cultural facilities. The spa town of Tunbridge Wells is approximately 30 miles distant offering further shopping and recreational facilities while closer to the west is the historic town of Hastings with its seafront and promenade, whilst inland are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.

**Schools:** There are a number of highly regarded schools in the area including Vinehall Marlborough House, St Ronan's, Claremont, Buckswood, and Cranbrook. Rye offers a number of pre nursery, primary and secondary schools.

**Travel and Transport:** Rye train station, a 3 minute walk away, offers direct links to the high speed service from Ashford to London St. Pancras (37 minutes), and links to Eurostar trains. The M20 may be joined at Ashford via the A259 and A2070 with connections to the M25, Le Shuttle and Dover Ferry Port.



### General Information

**Services:** Mains Water, Mains Drainage, Mains Gas, Mains Electricity

**Broadband Speed:** 900Mbps (Source Uswitch)

**Mobile Coverage:** 4G on EE, Vodafone, Three and O2

**Council Tax:** Currently Band D

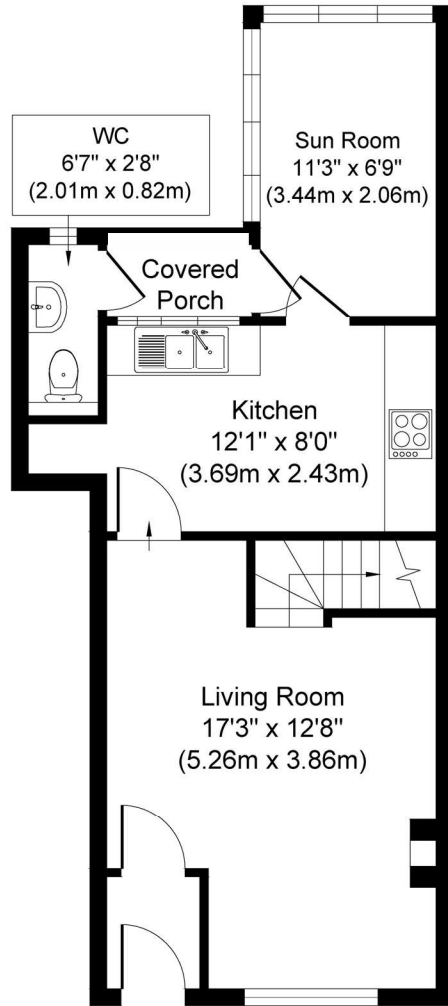
**EPC:** TBC

**Local Authority:** Rother District Council Tel: 01424 787000

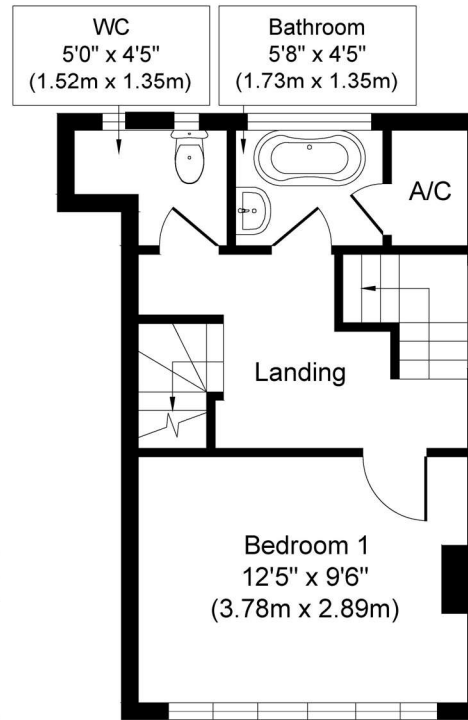
**Tenure:** Freehold

**Viewing:** Strictly by appointment with agents – Anderson Hacking Ltd on 01797 224852.

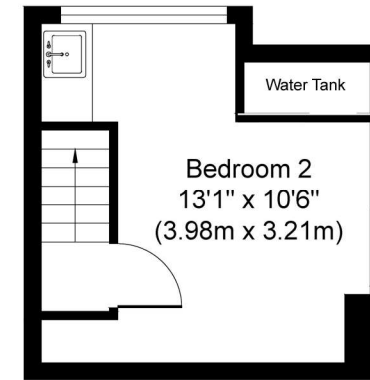
**Directions:** The property can be found at the lower end of Landgate on the junction with Rye Road.



**Ground Floor**  
**Approximate Floor Area**  
**447 sq. ft**  
**(41.53 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**285 sq. ft**  
**(26.46 sq. m)**



**Second Floor**  
**Approximate Floor Area**  
**158 sq. ft**  
**(14.65 sq. m)**

**Gross Approx Internal Floor Area**  
**890 sq. ft. ( 82.6 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: May 2026 Photographs Dated: May 2026

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