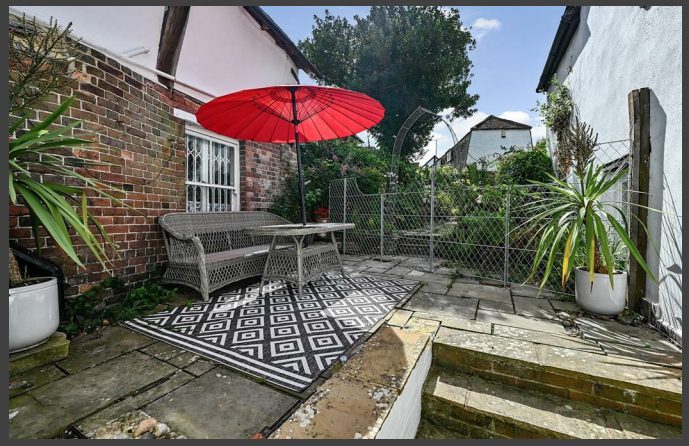
PHILLIPS & STUBBS

coastal + COUNTRY



Location
The property is situated on the High Street in the heart of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. 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 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 St. Pancras London in 38 minutes. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Ground Floor
Front door into the Dining room having brick fireplace with wood burning stove. Exposed pine floorboards. Stairs rising to the first floor with cupboard under and window to front.The kitchen/breakfast room is fitted with banquette seating, central island, Butler's sink, white quartz work surfaces, bespoke copper taps, casement windows and glazed door out onto the rear garden. Painted tongue and groove panelling and painted floorboards.

First Floor
Living room with cast iron open fireplace, exposed pine floorboards, two sash windows with views up the High Street and built in cupboard. Cloakroom comprising w.c and wash hand basin on stand. Bedroom 1 A spacious light room with plenty of room for a super king sized bed, an inglenook fireplace with cast iron fireback and basket, Velux window. En-suite bathroom with shower cubicle, w.c, wash hand basin, roll top bath and window looking out onto the courtyard garden. Cupboard housing wall mounted gas fired boiler. Bedroom 2 with sash windows to front and rear, cast iron fireplace with pine surround, roll top bath and wash hand basin on pine stand. Exposed pine floorboards.

Oustide
To the rear of the property is a pretty courtyard garden (accessed off the kitchen) which is paved and enclosed by decorative wrought iron fencing.

Further information
Local Authority: Rother District Council. Council Tax Band D
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Agents note
Please note the shop does not form part of this property. This property is subject to a flying freehold whereby part of the property is over the shop below.

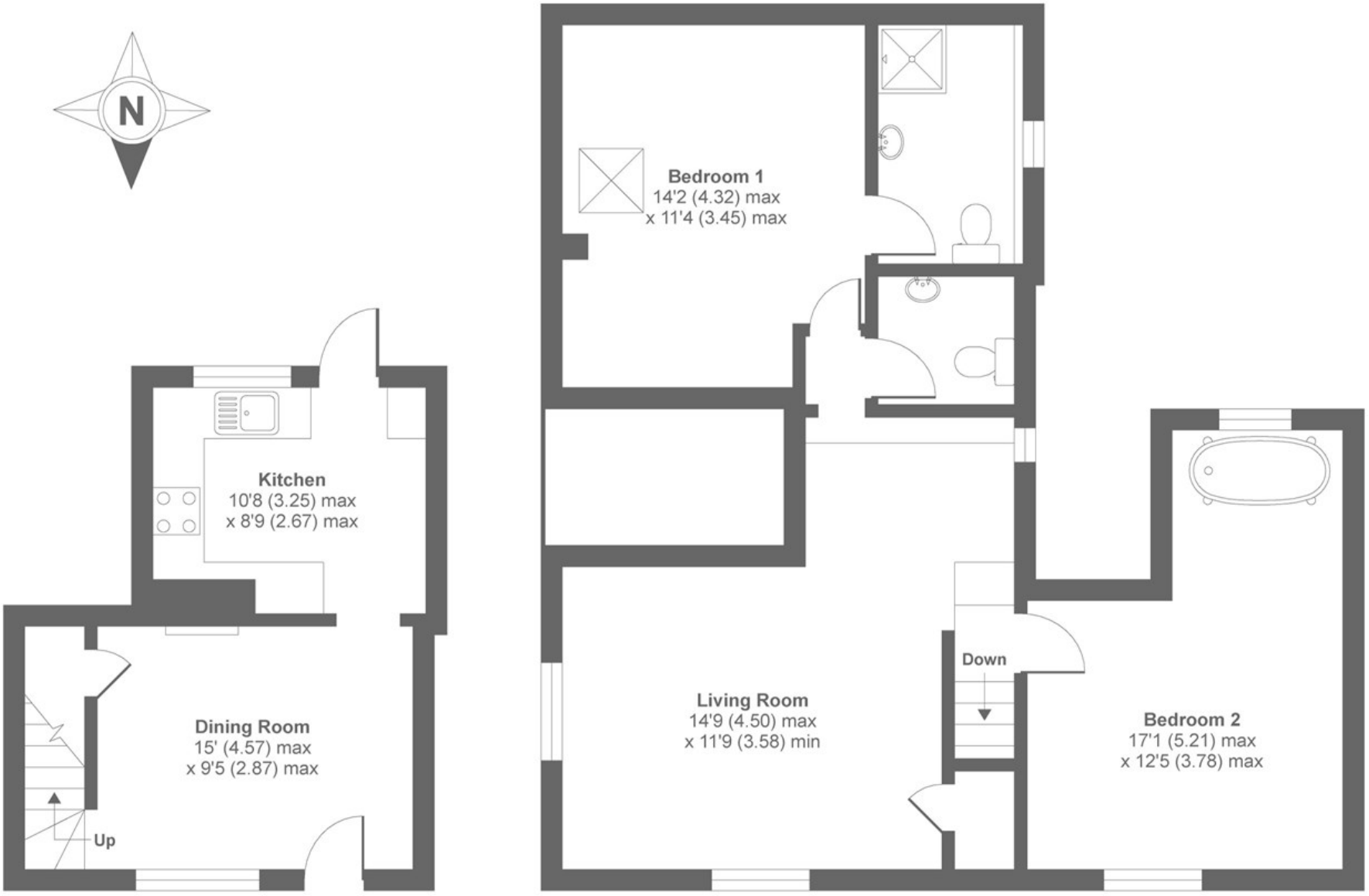
Guide Price £475,000 Freehold

79 High Street, Rye, East Sussex, TN31 7JN

This beautiful property forms part of a Grade II listed period building presenting colour washed rendered elevations set with sash windows beneath a pitched tiled roof. The accommodation has many period features including exposed floorboards and timbers as well as cast iron fireplaces.

• Central Rye location • Kitchen/ breakfast room • Main bedroom with en suite • Bedroom 2 with rolltop bath • Courtyard garden • Dining room • Living room • Cloakroom • Offered chain free

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



APPROX. GROSS INTERNAL FLOOR AREA 935 SQ FT 86.8 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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