

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located 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.

A Grade II Listed house forming one of an 'L' shaped terrace of period properties overlooking an area of communal garden which is private to the residents of Landgate Square. The property is a timber framed building of sixteenth century origin with a front jetty, refaced in painted brick on the ground floor and plastered above. The rear elevation has a tile hung gable and a massive external brick chimney stack with four circular flues, as well as a more recent single storey addition. The property is shown in a drawing of 1633 by the important Flemish artist Anthony Van Dyck.

A raised panel front door with a flat hood above opens into a **hall** with exposed timber framing and stairs to the first floor. The **living room**, which overlooks the communal garden, has a massive inglenook fireplace to one end with an oak bressumer, brick returns and a bread oven, together with ceiling beams and an exposed oak floor. The **dining room** has a window to the rear overlooking a small ornamental courtyard, exposed floorboards and matchboard panelling to dado height.

Adjacent is a triple aspect **kitchen** with a part vaulted ceiling with exposed brickwork, glazed doors to both the courtyard and rear garden.

The kitchen is fitted with a range of Shaker style cabinets comprising wall cupboards above a contrasting splashback and base cupboards beneath an L shaped work surface with an inset sink, below counter space and plumbing for a washing machine and dishwasher, an inset 4 burner gas hob with a stainless steel oven beneath and extractor hood above, space for a fridge freezer, tiled floor with built in plinth heaters.

On the first floor, there is a landing with an original mullion window to the stairwell. **Bedroom 2** has a window overlooking the garden square, exposed timber framing, built in wardrobes and a brick fireplace with a cast iron Sussex grate. To the rear is **bedroom 4/study**. The **family bathroom** comprises a matchboard panelled bath with mixer tap and rain head shower, w.c and a wash hand basin. Window to rear.

On the second floor, there is a landing and a cloakroom with w.c and wash basin. **Bedroom 1** has a window to the front overlooking the garden square and a further window to the side, has a vaulted ceiling with massive timber framing and built in wardrobe. **Bedroom 2** enjoys a double aspect to the rear and has built in wardrobes.

Outside: To the front of the property is an attractive open area of garden which is maintained by arrangement in common with the adjoining properties. To the rear of the property is a part wall enclosed courtyard garden, 19' x 11' max with a former brick privy/store and pedestrian gate leading out to Eagle Yard.

Local Authority: Rother District Council. Council Tax Band D
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 18000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £450,000 freehold

2 Landgate Square, Rye, East Sussex TN31 7LL



A Grade II Listed period residence set in a garden square in the Conservation Area of the Ancient Town and Cinque Port close to shops and amenities including the mainline station.

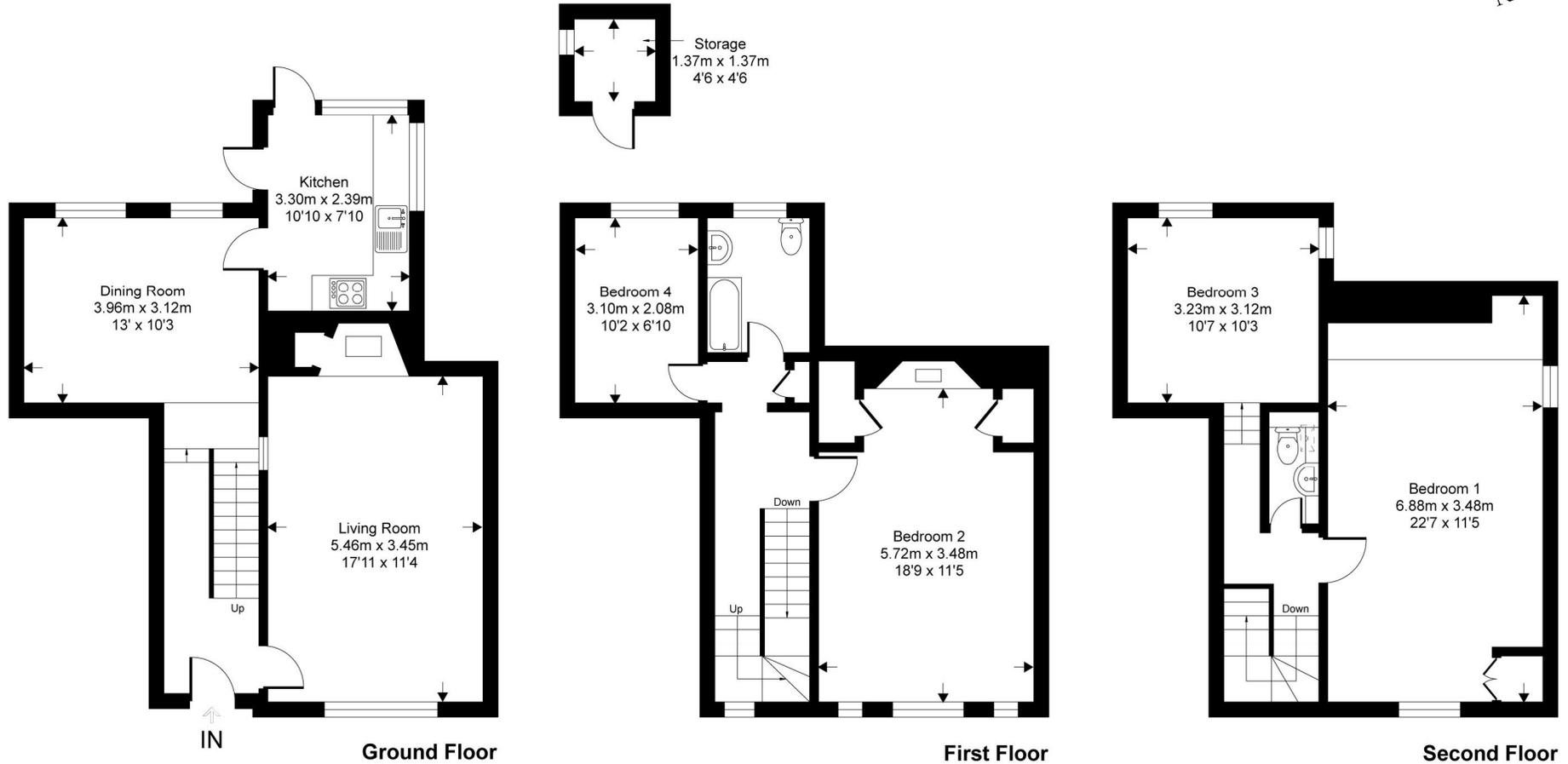
- Entrance hall • Living room • Dining room • Kitchen
- First floor landing • Bedroom 2 • Study/bedroom 4 • Family bathroom
- Second floor • Bedrooms 1 and 3 • Cloakroom • Gas heating • EPC rating E
- Private courtyard garden to rear • Communal gardens to front



Directions: From our offices, proceed along Cinque Ports Street and Tower Street and bear left into Landgate. Before the junction with the A268, Landgate Square will be seen on the left hand side.

Land Gate Square

Approximate Gross Internal Area = 137.3 sq m / 1478 sq ft
Approximate Outbuilding Internal Area = 1.8 sq m / 20 sq ft
Approximate Total Internal Area = 139.1 sq m / 1498 sq ft



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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