

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated within close proximity to the centre 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. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras (journey time 37 minutes). Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis and padel club (in Military Road), sailing at Rye Harbour and numerous golf courses within a 15 mile radius, Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from Camber having 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

Living/dining room

The living area has a bay window to the front and fireplace fitted with a gas fire. The dining area has a door to the hall and kitchen.

Kitchen /breakfast room

A good sized area which has a range of built in units, tiled flooring. Two pairs of double doors open out onto the rear garden.

Bedroom 1

The main bedroom has built-in wardrobes window overlooking the front of the property.

Bedroom 2

This is a double room with window to the rear overlooking the garden and glimpse of the river.

Bedroom 3

Has a window overlooking the front.

Outside

The front garden is lawned and there is a side gate leading through to the rear garden which is paved and enclosed by timber fencing. There is a single garage situated in a block nearby.

Bathroom

Comprising panelled bath, w.c and wash hand basin.

Further information

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 1800Mbps available.

Source Ofcom River and Sea Flood risk summary: Low risk. Source GOV.UK

Offers In The Region Of £325,000 Freehold

21 North Salts, Rye, East Sussex, TN31 7NU



Located in North Salts, a popular cul de sac, this end-terrace house has benefitted from a kitchen extension to the rear but does now require a degree of updating and modernisation.

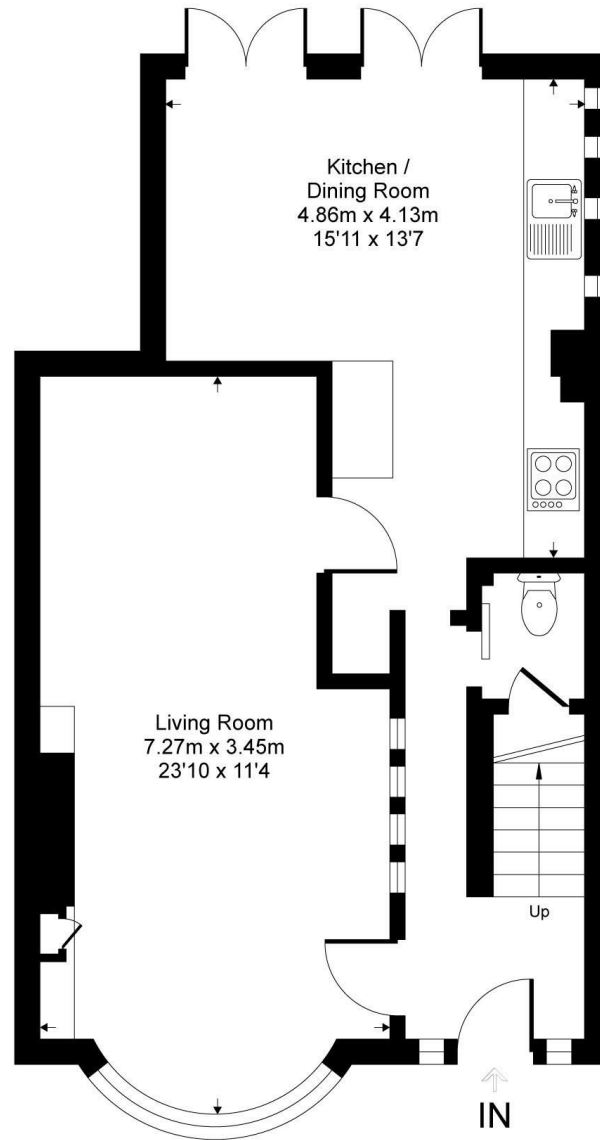
- 3 bedrooms
- End terrace house
- Close to Rye amenities
- Garage in a block nearby
- Gas heating and double glazing



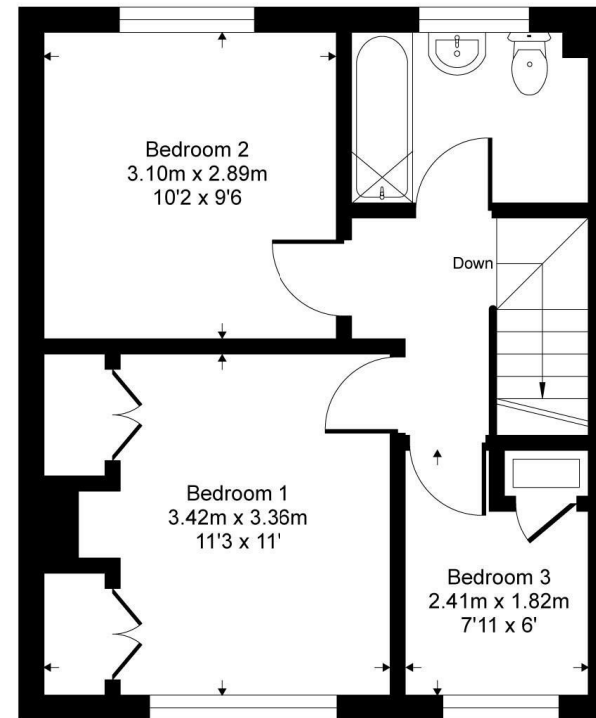
EPC: C
Local Authority: Rother District Council
Council Tax Band: D

North Salts

Approximate Gross Internal Area = 83.4 sq m / 898 sq ft



Ground Floor



First 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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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk