

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated in the very heart of the Ancient Town of Rye, this maisonette occupies a prominent position within the town adjoining the historic Landgate. The property enjoys all the advantages of living within this sought-after medieval citadel, with its cobbled streets, period architecture and vibrant community, whilst being conveniently located for Rye railway station, offering services to Eastbourne and Ashford with High Speed connections to London, St. Pancras. A good opportunity to acquire a centrally located home, second residence or investment property in one of East Sussex's most desirable and historic towns. Rye.

Ground floor

Entering the property at ground-floor level, step into an entrance hall which has a storage cupboard with plumbing. A staircase rises to the main living accommodation on the first floor, while a second staircase descends to the lower ground floor.

The lower ground floor comprises a basement store room.

First floor

Ascending to the first floor, the landing provides access to all rooms. To the front of the property is the living room with an outlook over Tower Street. Adjacent to the living room is the fitted kitchen.

The property offers two bedrooms. The principal bedroom is a well-proportioned double room. Bedroom two would work equally well as a guest bedroom or home office. The bathroom is fitted with a bath, wash basin, and wc.

Overall, the property provides approximately 82.2 sq m (885 sq ft) of internal accommodation arranged over three levels, combining a living room, two bedrooms and useful basement space.

Other information

EPC rating - D

Local Authority: Rother District Council.

Council Tax Band B

Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom Flood risk summary: Very low risk. Source GOV.UK

Guide Price £215,000 Leasehold

Tower Flat, 26 Landgate, Rye, TN31 7LH



Situated in the heart of the Ancient Town of Rye, this maisonette occupies a prominent position within the town adjoining the historic Landgate. Arranged over three levels, the accommodation comprises two bedrooms, living room, kitchen, bathroom and benefits from a lower ground floor basement level providing valuable ancillary storage, part of this area is extends under the shop.

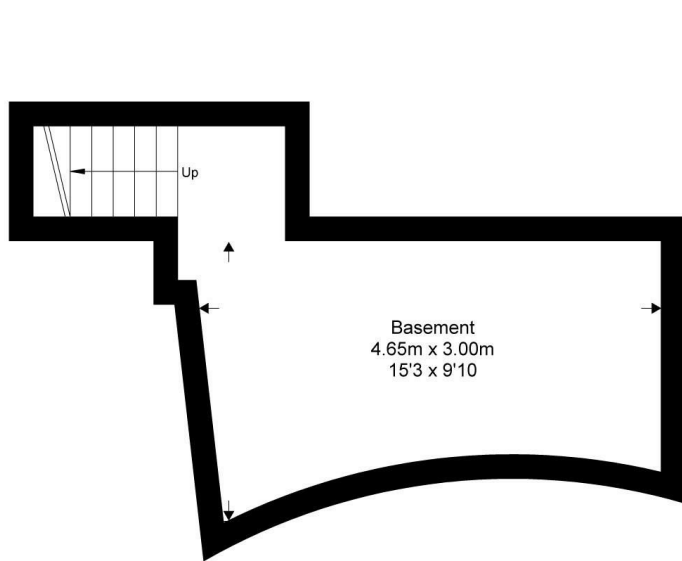
- Situated in the centre of Rye • 2 bedrooms • Bathroom • Basement • Living room • Kitchen • Offered chain free • Currently Freehold, the vendors intend to grant a 999 year Lease with Peppercorn rent (further details upon request) • Gas central heating • Grade II listed



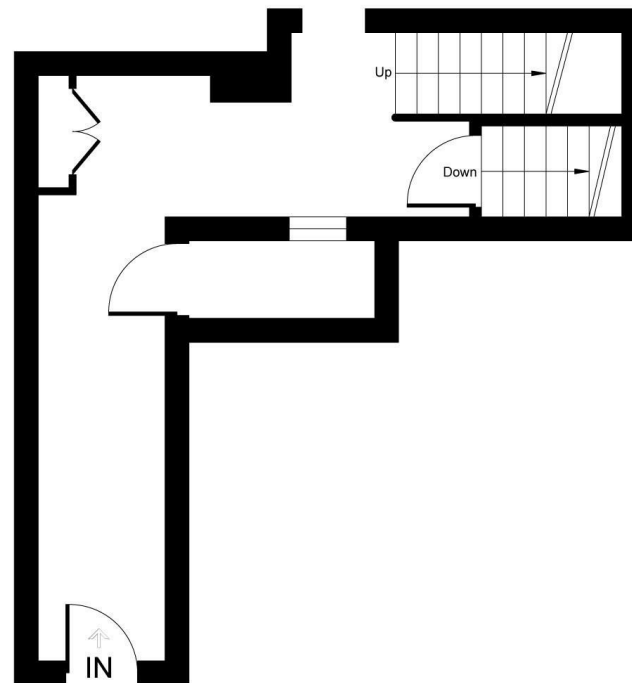
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Tower Flat

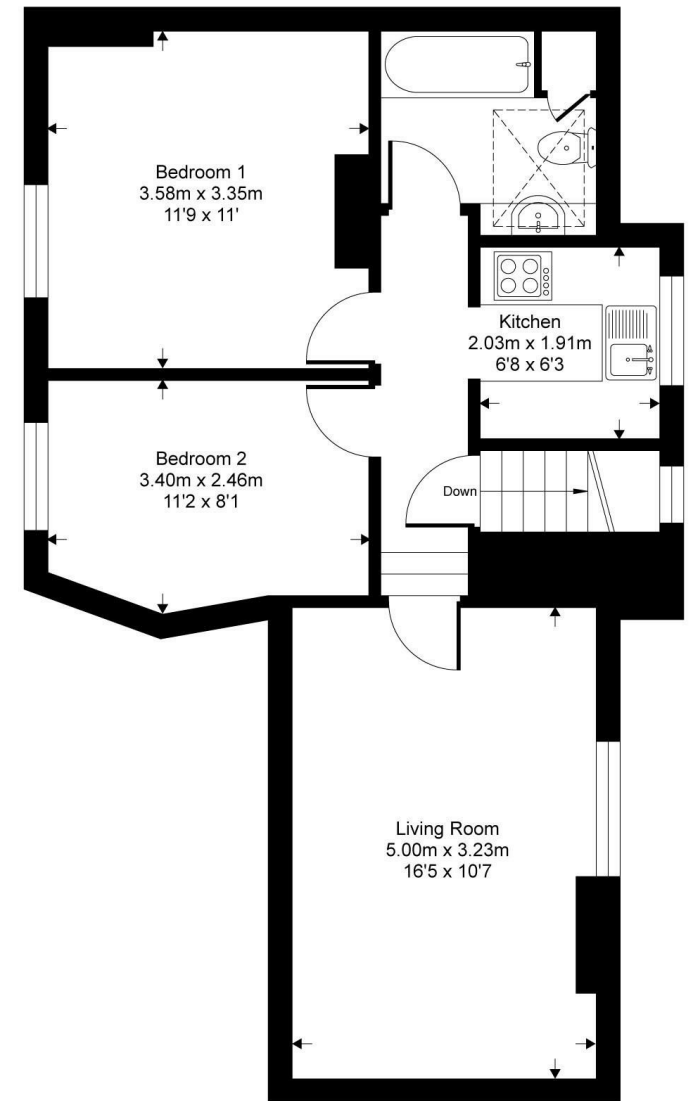
Approximate Gross Internal Area = 82.2 sq m / 885 sq ft



Lower Ground Floor



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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