

PHILLIPS & STUBBS





The property is located within the Ancient Town and Cinque Port of Rye renowned for its historical associations and fine period architecture including the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and eighteenth century Town Hall. From the town there are local train services to Ashford with high speed connections to London St. Pancras in approx 37 minutes. The M20 may be joined at Ashford via the A2070 and A259. To the west is the historic town of Hastings with its seafront and promenade, whilst inland are Battle with its Abbey and Tenterden with its tree-lined High Street and green swards. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Living Room

This spacious room has large windows to the front, gas fired wood-burning style stove set within a white-painted brick fireplace.

Kitchen / Dining Room

The kitchen/dining area is a bright, modern space with built in units incorporating a fridge, dishwasher, hob, oven and extractor fan. Double doors out to the rear courtyard.

Inner hallway with door out to the rear courtyard garden, stairs to the first floor with cupboard under.

Bedroom 6

This bedroom has a window overlooking the rear courtyard. En suite bathroom comprising panelled bath with shower over, w.c and wash hand basin.

Family Bathroom

Comprises roll top bath, wash hand basin, w.c and Velux window.

Family Shower Room

Comprises, walk in shower cubicle, pedestal wash hand basin, w.c and window to the rear.

Bedroom 1

Has a window to the front and en suite shower room.

Bedroom 2

Window to the front.

Bedroom 3

Built in cupboards and window overlooking the courtyard.

Second Floor Bedroom 4

Window to the front and eaves storage cupboards.

Outside

From the front there is a side path leading through to the wall enclosed courtyard garden which also has a gate and access to the rear.

Note: To the rear, a small part of the neighbouring property is attached to Forge House.

First Floor Living Room

A central first floor room and secondary living space with doors off to bedrooms and family shower room, built in cupboards.

Bedroom 5

Window to rear and eaves storage cupboards

Other information

Local Authority: Rother District Council. Council Tax Band C Mains electricity, water, gas and drainage. Predicted mobile phone coverage: EE and Three Broadband speed: Ultrafast 1800Mbps available. Source Ofcom Current flood risk summary: Very low risk. Source GOV.UK

Offers In The Region Of £595,000 Freehold

Forge House, 22 Wish Street, Rye, East Sussex, TN31 7DA



A six bedroom house with rear courtyard garden with flexible accommodation having access to the Towns facilities and amenities including a mainline station.

- Central Rye Location • 6 Bedroom Townhouse refurbished in recent years • Currently used as a successful holiday let • Part wall enclosed courtyard garden • 2 reception rooms • Spacious kitchen / Diner • Chain free



Directions: From our offices in Cinque Ports Street proceed in a westerly direction towards The Strand Quay for approximately 300 metres (Cinque Ports Street continues into Wish Street) where the property will be found on the left hand side.

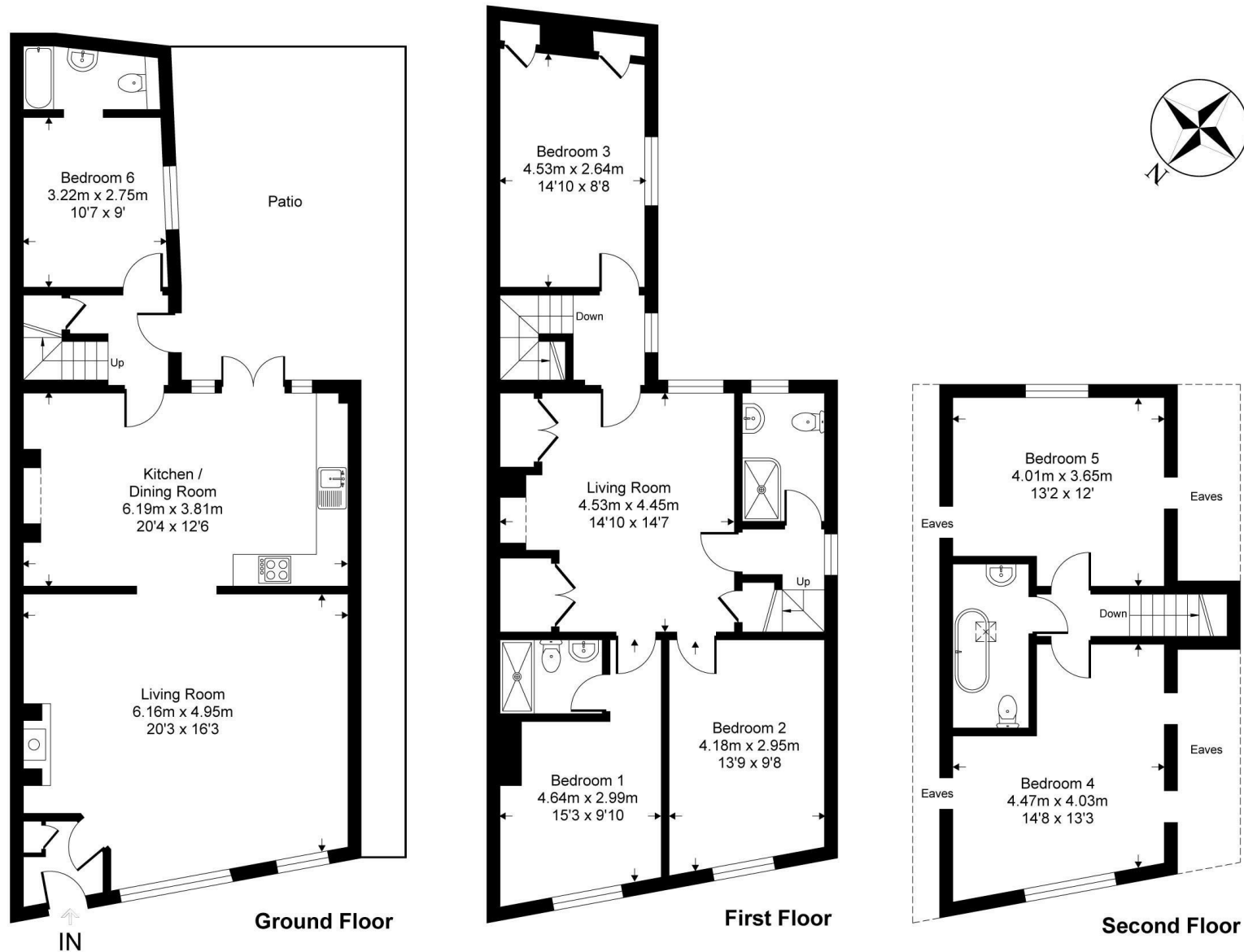
EPC: E

Local Authority: Rother District Council

Council Tax Band: C

Forge House

Approximate Gross Internal Area = 187.4 sq m / 2018 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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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