

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is centrally located in the heart of the Conservation Area 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 Arts Festival and Rye International Jazz Festival are held annually and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford International with high-speed connections London St. Pancras in 37 minutes and from there to Paris, Brussels and Amsterdam via Eurostar. 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 stylishly presented ground floor apartment built on the site of the Winters Dairy, capturing the character of the original Grade II Listed building in the detailing of the materials. The flooring throughout is Amtico, where there are no carpets. Plantation style shutters are fitted to all main windows.

Lease details: Term 700 years from 2000. Peppercorn rent. Current maintenance charge £210pcm. A copy of the lease is available upon request.

There are two points of access to the front door either through a locked gate off Cinque Ports Street, leading to the shared courtyard garden or, via Jarretts Close and a communal entry phone entrance door.

A part glazed front door opens into an entrance lobby with an inner door to an open plan dining room and kitchen with glazed double doors to a terrace. The kitchen is well appointed with an extensive range of base and eye level cabinets, Corian work surfaces, undermounted sink with waste disposal unit, integrated

dishwasher and fridge/freezer, washer/dryer, induction hob and filter hood and built-in double oven with warming drawer.

From the dining area, part glazed double doors open to the sitting room which has glazed double doors with side lights out and an electric sunblind above to the privately owned part of the garden in the central courtyard and a fireplace with a gas coal effect fire with a marble surround and wooden overmantle.

The inner hallway has a built-in airing cupboard and wardrobe. Bedroom 1 overlooks the central courtyard and has a built-in wardrobe and a door to an en-suite shower room comprising a shower enclosure, a close coupled WC and a wall mounted wash hand basin.

Bedroom 2 has a window overlooking the private terrace. Adjacent is a bathroom with fittings comprising a panelled bath with a shower attachment, close coupled WC and a wall mounted wash basin.

Outside: The property is hidden behind a high brick wall and a gate gives access from Cinque Ports Street to a shared central courtyard laid down to low maintenance flagstone pathways, together with a private terrace immediately adjacent to the sitting room and dining room. Outside bike/garden store. There is an allocated parking space within Jarretts Close, accessed from Market Road.

Local Authority: Rother District Council. Council Tax Band E

Services: Mains electricity, gas, drainage and water.

Predicted mobile phone coverage: EE, Three, Vodafone and O2

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Rivers and sea flood risk summary: Very low risk. Source GOV.UK

Guide price: £399,950 Long leasehold

Winters Dairy, 10 Jarretts Close, Rye, East Sussex TN31 7PZ

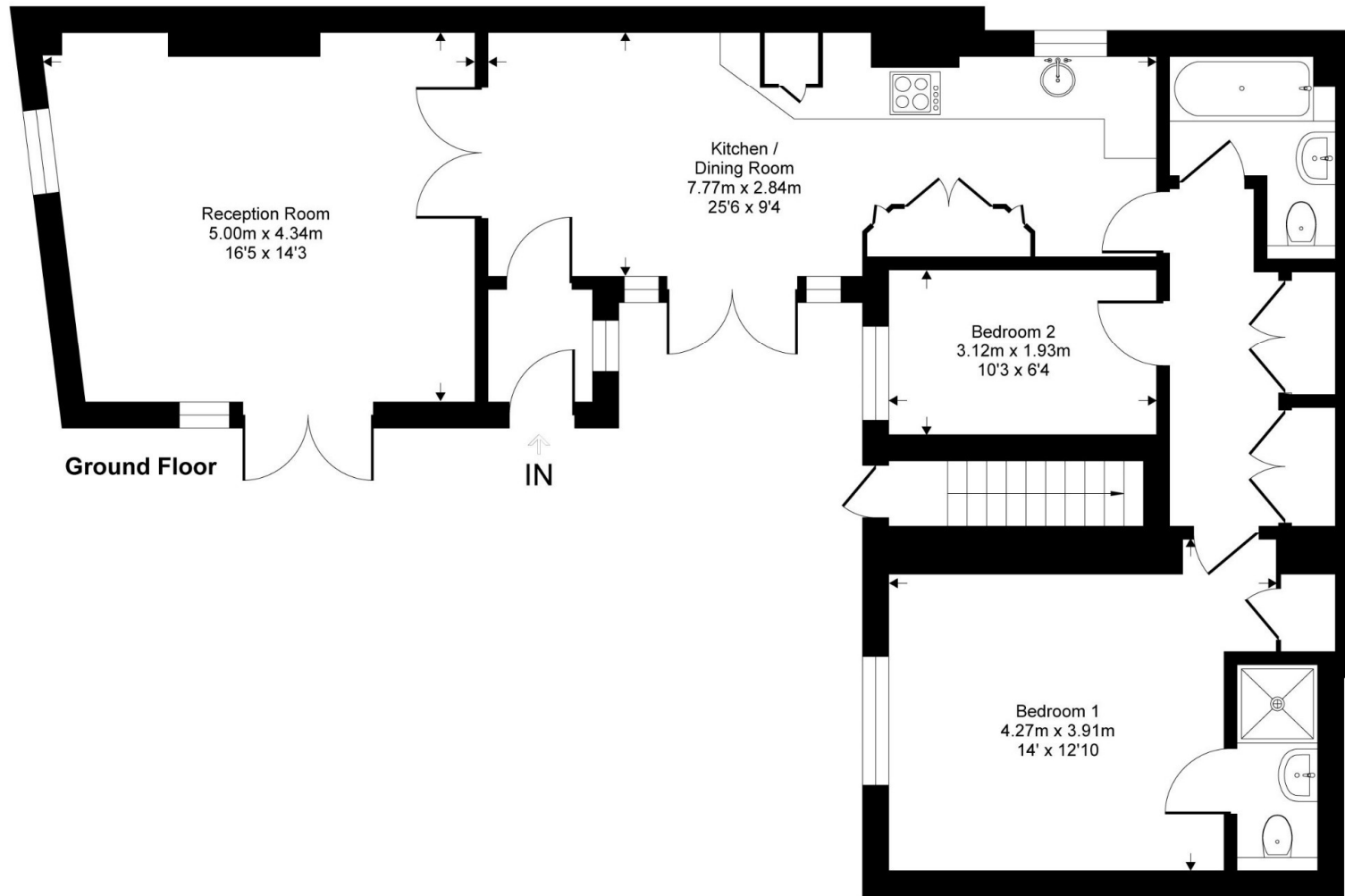
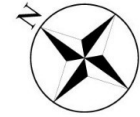


A well presented purpose-built ground floor apartment forming part of a modern development centrally located within the Conservation Area of the Ancient Town with a courtyard garden and off road parking.

- Entrance lobby • Sitting room • Open plan dining room and fitted kitchen • Inner hallway • Two bedrooms • Bathroom
 - Shower room (en suite) • Gas central heating • Double glazing • EPC rating C
- Private terrace • Shared courtyard garden • Outside store • Allocated parking space



Approximate Gross Internal Area = 80.2 sq m / 863 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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