

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in the citadel area of 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 (journey time 38 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 the towns of 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.

An attractive Grade II Listed cottage dating from the first half of the nineteenth century, presenting brick external elevations set with timber sash windows beneath a pitched tiled roof.

Front door into the **living/dining room** with sash windows to the front and rear, exposed timbers and studwork to one wall, oak flooring. Stairs rising to the first floor with cupboard under.

Kitchen fitted with a range of cupboards and drawers with Butler's sink, electric hob with oven under, integrated fridge and dishwasher. Gothic style window to the rear and oak flooring. Cupboard housing gas fired combi boiler. Part glazed side door out to the rear garden.

First floor landing with stairs to the second floor.

Bedroom 1 window to front, decorative cast iron fireplace. **En suite shower room** comprising shower cubicle, w.c and corner wash hand basin.

Bedroom 3 Gothic style window to the rear.

Family bathroom comprising panelled bath, wash hand basin, w.c and window to the rear.

Second floor bedroom 2 with a partly vaulted ceiling, window to the rear with a townscape view. Hatch to loft space.

Outside: To the rear of the property is a small enclosed paved courtyard with raised beds adjoining the old Town Wall. There is a pedestrian right of way, in favour of this property, via a gate in the garden which leads down onto Wish Ward. Please note this path has not been used for many years and is currently overgrown.

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 1000Mbps available. Source Ofcom

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

Price guide: £499,950 freehold

Causeway Cottage, 50 The Mint, Rye, East Sussex TN31 7EN



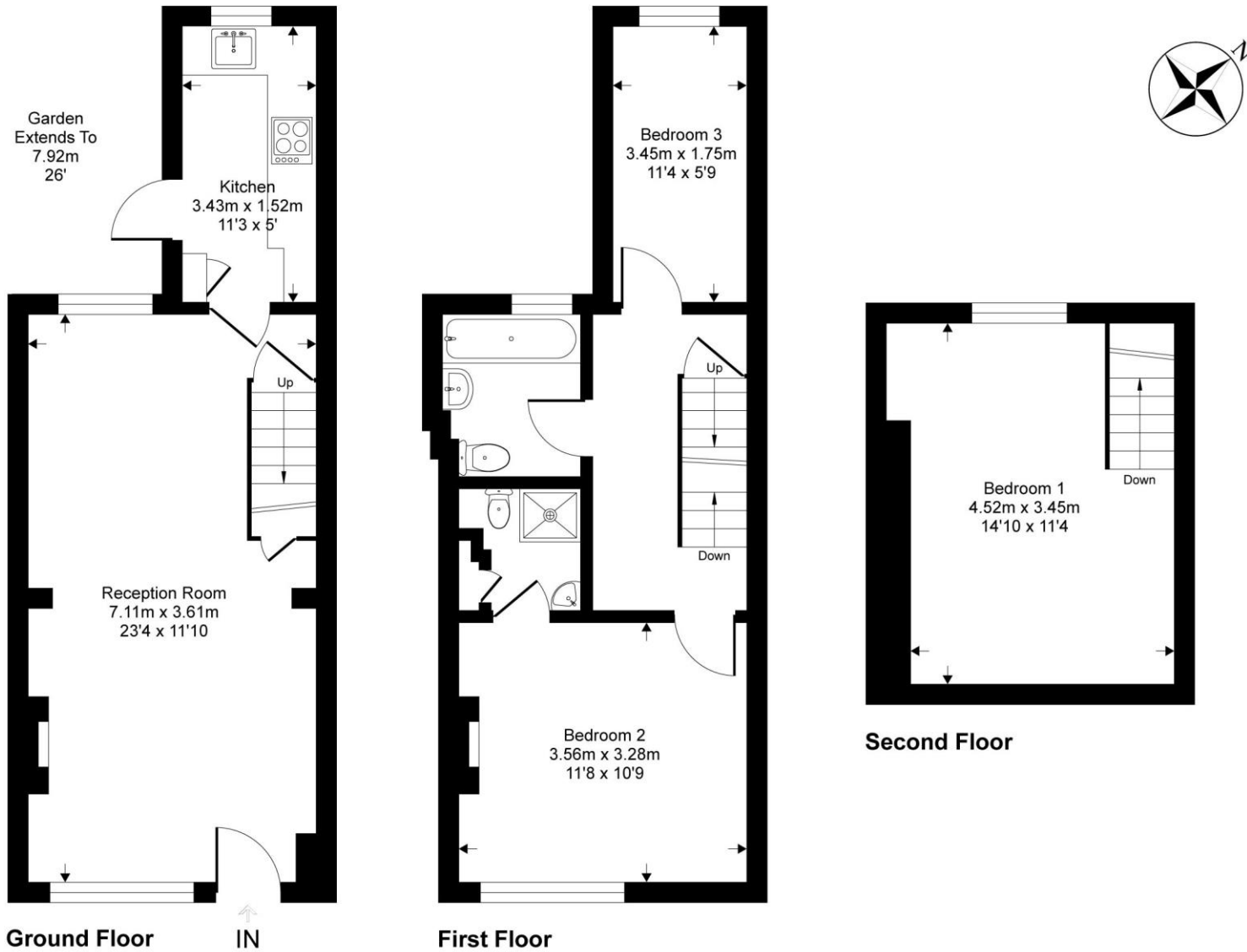
A Grade II Listed Georgian three bedroom period cottage with a small courtyard garden situated in the Conservation Area of the Ancient Town.

- Living/dining room • Kitchen • First floor landing • Bedrooms 1 with en suite shower room
- Bedroom 3 • Family bathroom • Second floor bedroom 2 • Rear courtyard garden



The Mint

Approximate Gross Internal Area = 79.9 sq m / 861 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
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk