

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies a commanding position in one of England's most famous and historic cobbled streets. West Street lies 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, a two screen digital cinema, arts centre and café in Lion Street and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne and to Ashford International with high speed connections to London St Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Forming part of a C16th timber-framed building refaced in early C19th with the exterior clad in stucco and a large shopfront. Internally there are many exposed timbers and in the drawing room there is an interesting frieze dating from 1560 depicting a scene of Rye and Winchelsea. It should be noted that in common with many properties in Rye, a small part of the living accommodation forms a "flying freehold" over an adjoining property.

The accommodation comprises front door into the **drawing room** with open fire and large former shop window overlooking the cobbled street. Inner hall with staircase to the first floor. **Kitchen/breakfast room** fitted with a range of base and wall mounted units with space and plumbing for a washing machine and dishwasher, built in under stairs cupboard. Large window to the side and glazed door out to the courtyard.

**First floor landing** with doors to the living room, bedroom 2, family bathroom and steps down to bedroom 3. Stairs to the second floor. **Living room** has a large picture window to the rear with a view of Rye windmill in the distance. Fireplace with cast iron grate. **Bedrooms 2 and 3** both have sash windows to the front overlooking West Street. **Family bathroom** comprising panelled bath, w.c and wash hand basin.

**Second floor landing** with doors to bedroom 1,4 and second family bathroom. Deep storage cupboard, hatch to loft space and additional open storage recess. **Bedroom 1** window to the front. **En suite dressing room** with built in cupboards. **Bedroom 4** tongue and groove panelling, dormer window to the front. **Second family bathroom** comprising panelled bath, w.c, bidet and wash hand basin.

**Outside:** To the front there are folding wooden doors opening into a single garage housing a wall mounted gas fired boiler, rear door opening into the courtyard garden 14'11" x 9'10" being wall enclosed with brick terrace.

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and O2  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

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

Price guide: £595,000 freehold

The Other House, 16a West Street, Rye, East Sussex TN31 7ES



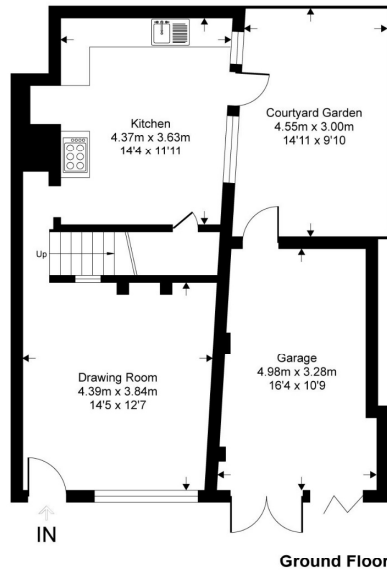
A Grade II\* Listed four bedroom period terraced cottage, fronting a cobbled street situated in the central Conservation Area of the Ancient Town and Cinque Port of Rye and having the unusual benefit of an integral garage.

- Drawing room • Kitchen/breakfast room • First floor landing • Living room • Bedrooms 2 and 3 • Family bathroom
- Second floor landing • Bedroom 1 with en suite dressing room • Bedroom 4 • Family bathroom 2
- Gas heating • EPC rating D • Integral single garage • Walled courtyard garden

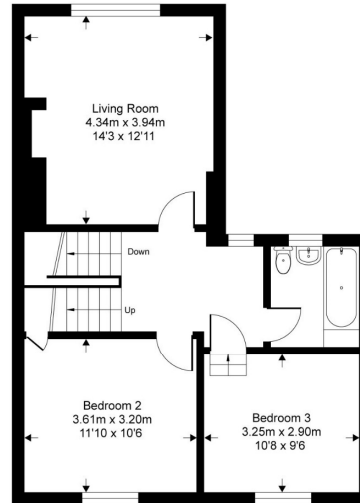


## West Street

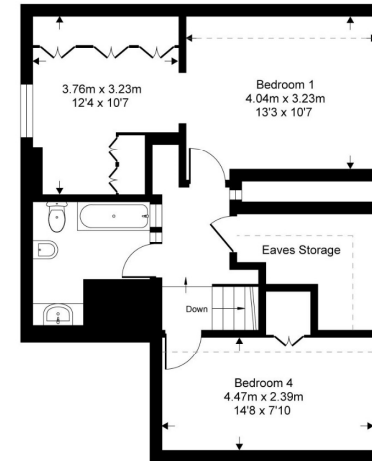
Approximate Gross Internal Area = 134.5 sq m / 1448 sq ft  
Approximate Garage Internal Area = 15.6 sq m / 168 sq ft  
Approximate Total Internal Area = 150.1 sq m / 1616 sq ft  
(excludes restricted head height)



Ground Floor



First Floor



Second 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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