

PHILLIPS & STUBBS



coastal +
COUNTRY



Located in the Landgate, being one of the four original fortified entrances, in the Conservation Area of the Ancient Town and Cinque Port of Rye renowned for its historical association and fine period architecture. From the town there is a train service to Eastbourne and Ashford International from where there are high speed connections to London St Pancras in 37 minutes. To the west is the historic town of Hastings with its seafront, promenade and Old Town whilst inland are the towns of Battle and Tenterden with tree-lined High Street and green swards. Sporting facilities in the area include golf at Rye, Cooden and Littlestone. Rye Lawn Tennis club is nearby and there are numerous coastal and countryside walks in the area.

Forming a period property within a mixed terrace of similar properties, No.23 presenting brick and decorative tile hung elevations set with sash windows beneath a pitched tiled roof.

The accommodation comprises two front doors, one into the shop front and one into an entrance hall. The entrance hall has a trap hatch to a cellar, short wooden ladder down to the cellar which has restricted head height, less than 5'.

From the **hallway** there is a door to the shop and three steps up to the inner hall. The **former shop** is double fronted and has a cast iron fireplace (sealed) with shelving to either side. Off the **inner hallway** is a door and stairs rising to the first floor. Additional **rear store** with inglenook fireplace (sealed), wall mounted gas fired boiler, cloakroom with w.c and wash hand basin, space and plumbing for washing machine. Door to small courtyard garden.

First floor landing with built in airing cupboard, hatch with ladder to the attic rooms. **Main open plan living/dining/kitchen** with door out to the raised rear decking area. The kitchen is fitted with a range of base and wall mounted units, gas cooker point, space for fridge. **Bedroom 1** has a sash window to the front with secondary glazing. Two built in wardrobes cupboards. **Bedroom 2** also has a sash window to the front with secondary glazing. Built in double wardrobes cupboard. Decorative cast iron fireplace. **Shower room** comprising corner shower cubicle, w.c, bidet, wash hand basin and window to side.

Second floor landing with **attic room** having a window to the rear and exposed timbers. There is a w.c and unconverted loft space.

Outside: As mentioned, there is a raised decked area off the living room with garden space below accessed from the store on the ground floor. There is a shared pedestrian right of way to the rear of the property which leads out to the main street in front of the Landgate.

Local Authority: Rother District Council. Council Tax Band A
Mains electricity and water. Gas heating. 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: £350,000 freehold

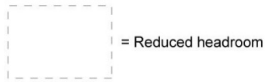
23 Landgate, Rye, East Sussex TN31 7LH



First time on the market in over 50 years - A Grade II listed period property comprising a former ground floor shop with 2 bedroom accommodation above situated in the Conservation Area of the Ancient Town.

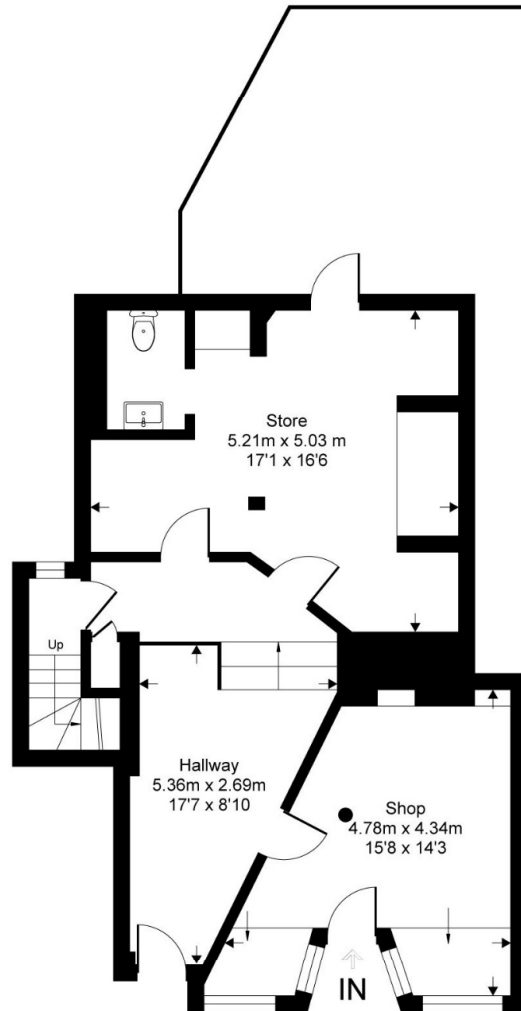
- Entrance hall with trap to cellar • Former shop area • Store/workshop • Cloakroom • Small rear garden (below decked terrace)
 - First floor landing • Open plan living/dining/kitchen • 2 bedrooms • Shower room
- Second floor rooms accessed via a ladder • Attic room • Attic storage space • Gas heating
 - EPC rating D • Raised rear decked terrace off the living room



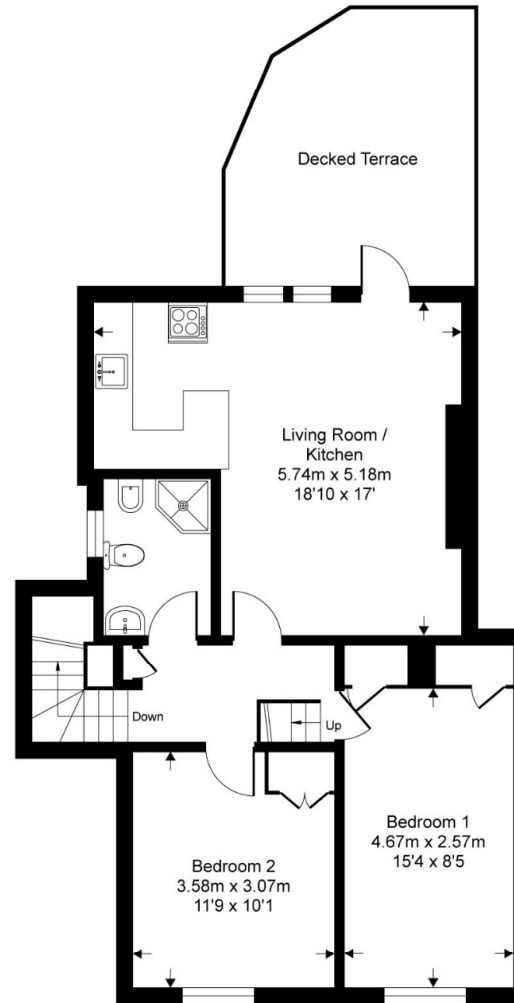


Landgate

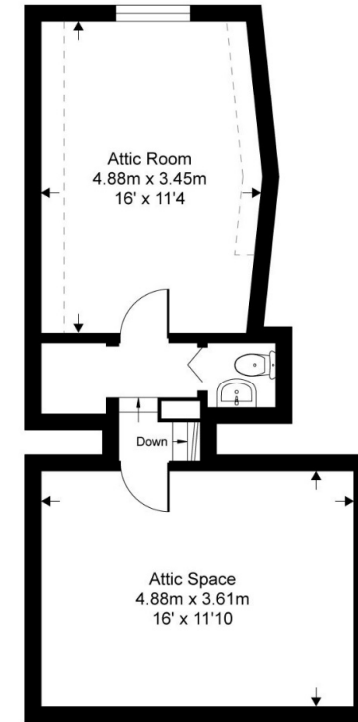
Approximate Gross Internal Area = 166 sq m / 1784 sq ft
(excludes restricted head height)



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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