

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a hidden location, tucked away behind Cinque Ports Street in a mixed residential and commercial area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower, 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. From the town there are local train services to Eastbourne and to Ashford 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 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 attached double fronted Victorian Property presenting brick external elevations set with timber sash windows beneath a pitched slate tiled roof. The accommodation is arranged over three levels, as shown on the floor plan.

A part glazed entrance door to the side opens into a hall with stairs leading off to the first floor and a deep walk-in storage cupboard.

The sitting room has a large bay window to the front, exposed antique floorboards and a fireplace with marble inner slips and a wood outer surround. The well-proportioned dining room also has a large bay window to the front.

The kitchen, which overlooks the rear garden, has a part glazed door to outside, a terracotta tiled floor, a wall mounted gas boiler and a range of cabinets comprising cupboards and drawers beneath wood block work surfaces with tiled surrounds, an

inset four burner gas hob, filter hood, a built-in oven, an inset stainless steel sink unit, plumbing for a dishwasher and space for a fridge freezer.

On the first floor, there is a landing with an airing cupboard and stairs leading to the second floor. There are two double bedrooms, both with large bay windows, together with a bathroom and a separate shower room.

On the second floor, there are two below eaves attic bedrooms with exposed matchboard panelling to dado height.

Outside: The property is enclosed by an old brick wall providing privacy and seclusion. The garden is set down to paving with raised beds and a secondary pedestrian right of way from the rear garden to Cinque Ports Street. To the front of the property is an area of private parking for two vehicles. Note: The occupants of the adjoining property, Crown Barn, have a reciprocal pedestrian right of way through the courtyard garden to Ferry Road.

Further information:

Local Authority: Rother District Council. Council Tax Band C

Services: Mains water, electricity, gas and drainage.

Predicted mobile phone coverage: 02, EE and Three

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

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

Directions: Passing our Rye office on your left, continue along Cinque Ports Street for about 400 yards and then bear right into Ferry Road. Immediately after passing the Crown Inn, turn right into a private access serving several properties with Ellis Brothers Funeral Services on your left. Continue for a short distance where the property will be seen on your right attached to the rear of the public house.

Guide price: £465,000 Freehold

8 Cinque Ports Street, Rye, East Sussex TN31 7AD



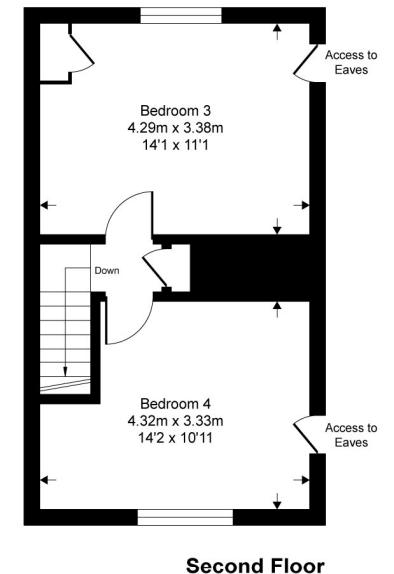
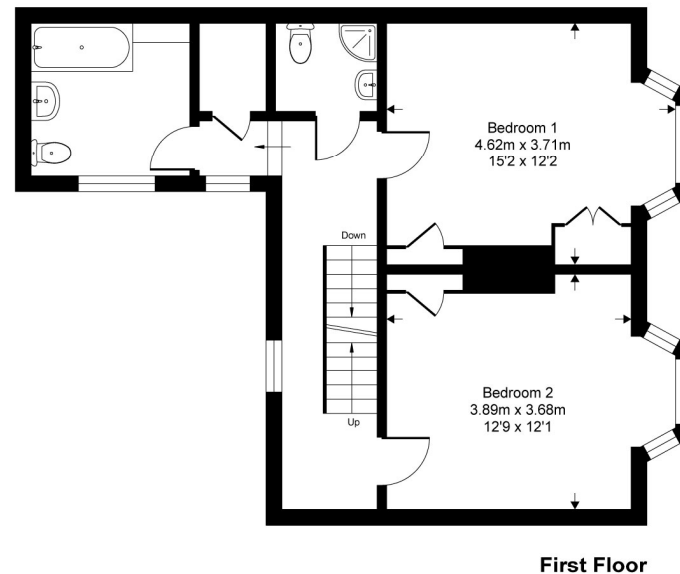
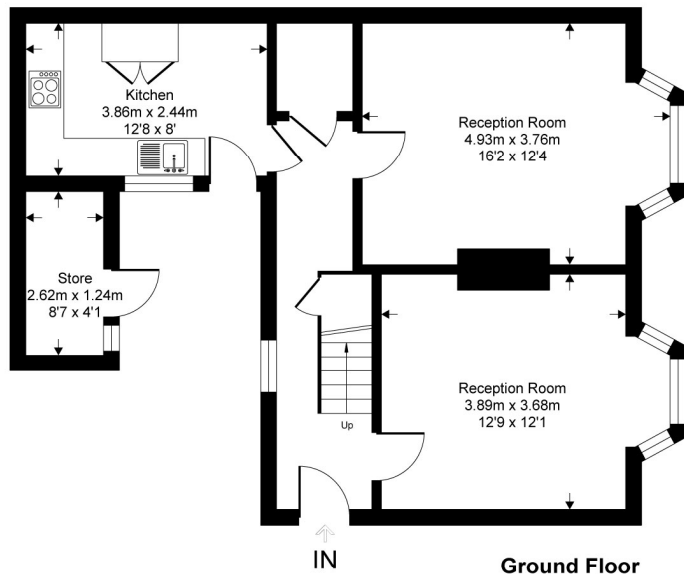
An attached double fronted Victorian house with a walled garden and private off road parking situated in the Conservation Area of the Ancient Town and Cinque Port of Rye.

- Hall • Sitting room • Dining room • Kitchen • Landing • Four double bedrooms • Bathroom • Shower room
- Gas central heating • EPC rating D • Walled garden • Outside store • Private parking



Cinque Ports Street

Approximate Gross Internal Area = 144.6 sq m / 1557 sq ft
Approximate Outbuilding Internal Area = 3.2 sq m / 35 sq ft
Approximate Total Internal Area = 147.8 sq m / 1592 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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