

# PHILLIPS & STUBBS



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COUNTRY



Situated on one of the main approach roads in the Conservation 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 with half-timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. 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 Festival is held annually. From the town there are local train services to Hastings and Eastbourne and to Ashford from where there are high speed connections to London St. Pancras (37 minutes).

The property has been in the same family ownership and is the first time on the market for over 50 years. An increasingly rare opportunity to purchase one of the last unrestored buildings in the Conservation Area. An attached Grade II Listed building presenting brick elevations set with sash windows beneath a pitched tiled roof.

Formerly three cottages, the property was also a restaurant, however, that ceased to trade approximately 30 years ago, since then the interior of the building has fallen into disrepair and now requires complete renovation and modernisation throughout.

Current Lease is 1000 years from 1721 (696 years remaining).

The rooms and layout can be seen on the accompanying floor plan. The rear courtyard garden is currently one large space, however, No.8 will be given a small portion of the garden in line with the property. There are steps with a gate leading out onto Turkey Cock Lane, a small pedestrian lane that links Conduit Hill to the Landgate and Hilder's Cliff.

**Note:** We advise viewers to take care when entering the building as some of the floors are uneven and weak in places. Care should also be taken in the rear garden which is also very uneven. The above photograph of the nearby Landgate is not an actual view from the property.

EPC rating - G (this rating is for the whole building)

Local Authority: Rother District Council. Council Tax Band F (this band is for the whole building)

Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK



Price guide: £215,000 Long Leasehold

8 Tower Street, Rye, East Sussex, TN31 7AT



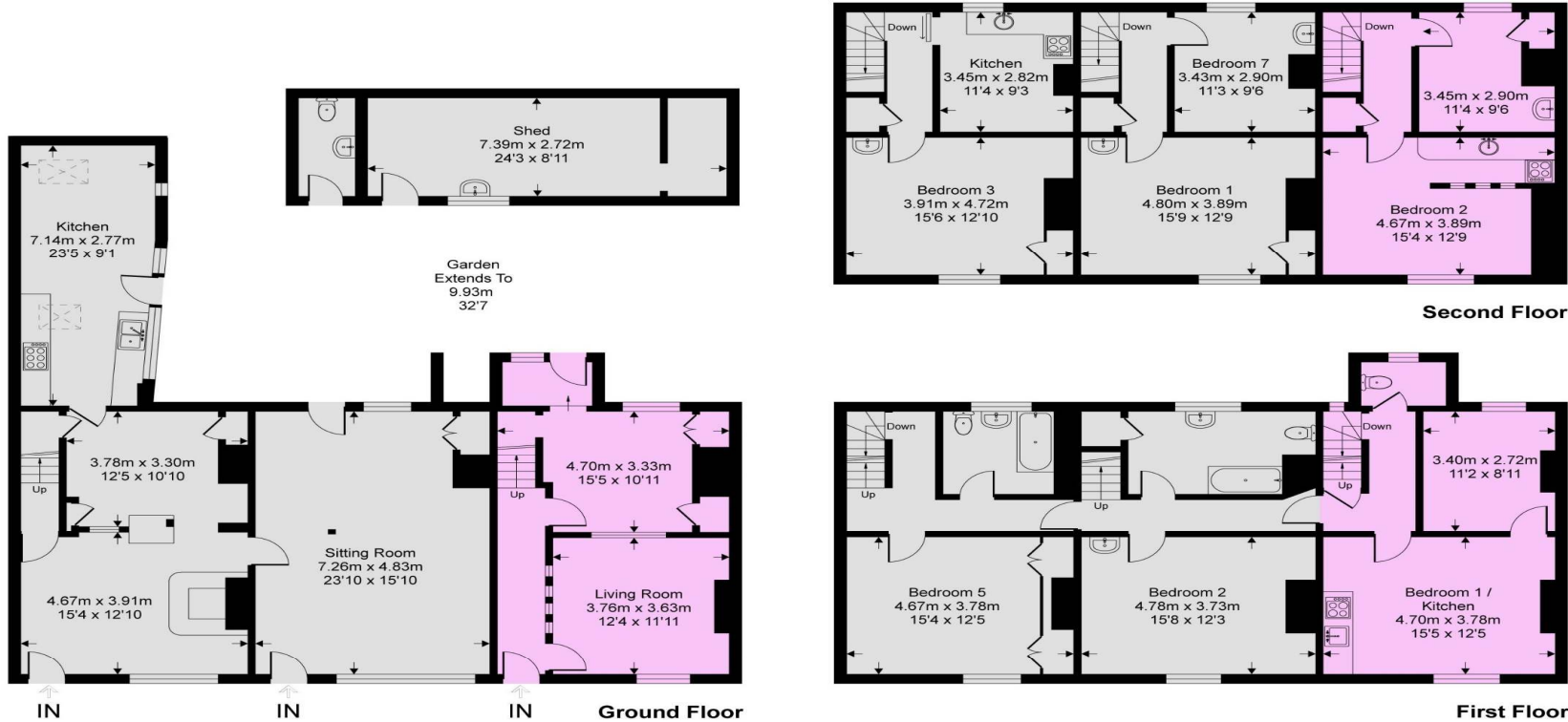
First time on the market in over 50 years - an attached Grade II Listed town house now in need of complete modernisation situated in the Conservation Area of the Ancient Town and Cinque Port of Rye.

- Entrance hall • Living room • Kitchen • Rear lobby
- First floor landing • Bedroom 1 • Rear bedroom/potential bathroom
- Second floor landing • Bedroom 2 to the front • Rear bedroom/potential bathroom
- Small rear garden



# 8 Tower Street, Rye

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft (exclude grey area)



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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