

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in 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 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 Eastbourne and to Ashford with high speed connections to St. Pancras London in 37 minutes (1 hr 13 mins London to Rye). Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

A Grade II Listed three storey town house forming part of Spring Place Terrace, presenting mellow brick elevations set with timber sash windows beneath a pitched slate roof. The living accommodation is arranged on three levels, as shown on the floor plan, and whilst the lower ground floor is below ground level to the front it is at garden level to the rear with the kitchen/dining room opening directly onto the rear terrace and garden.

The accommodation comprises front door with fanlight over into the **Living room** sash window to the front and additional window to the rear. Fireplace fitted with a wood burning stove with a range of built in cupboards and shelving. Stairs rising to the first floor and additional staircase down to the lower ground.

Lower ground floor (has restricted head height) comprises open plan **kitchen/dining room** with a tiled floor throughout. Base and wall mounted units incorporating an electric hob and oven under, extractor fan over, Butler's sink. Space and plumbing for a washing machine, tumble drier and fridge. Window to rear and door out to the rear garden.

Cloakroom comprising w.c, wash hand basin and shower unit.

First floor landing doors to both bedrooms and bathroom. Hatch to loft space.

Bedroom 1 sash window to the front.

Bedroom 2 sash window to the rear, built in cupboard, inset wash hand basin.

Family bathroom comprising panelled bath with shower over, wash hand basin, w.c.

Outside: The rear garden is approx. 52' in length and has an area of brick terrace with a central brick pathway flanked by flower and shrub beds leading to a circular brick terrace. A rear gate leads out onto an unmade vehicular track accessed via North Salts.

Price guide: £385,000 freehold

7 Military Road, Rye, East Sussex TN31 7NX



A two bedroom Grade II Listed three storey period cottage situated in the Conservation Area of the Ancient Town with a garden to the rear.

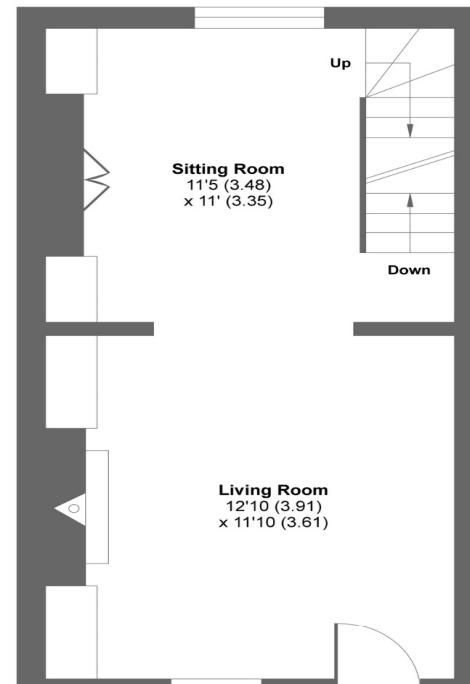
- Ground floor - open plan living room
- Lower ground floor - kitchen/dining room and cloakroom
- First floor landing
- 2 bedrooms
- Family bathroom
- Gas heating
- Rear garden approx. 52' x 12'

Approximate Area = 870 sq ft / 81 sq m

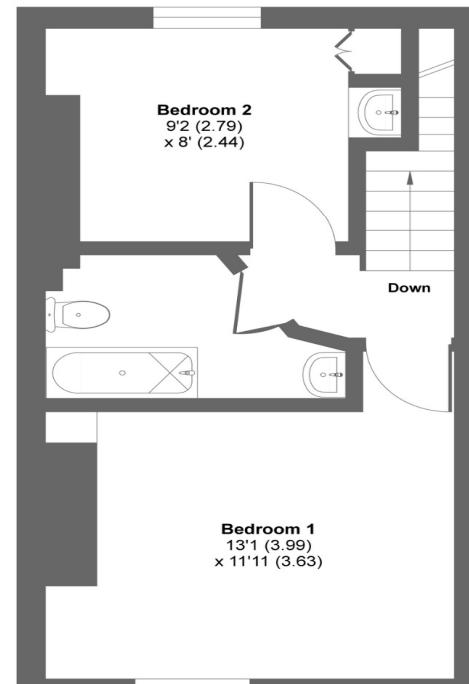
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2021.
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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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