

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a commanding position 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 and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye International Jazz Festival are held annually and a two-screen cinema complex is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford with high speed connections London St. Pancras in 37 minutes and Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

A Grade II Listed period property of sixteenth century origin with external elevations of exposed timber framing and tile hanging with two bay windows to the front. The property is now in need of considerable repair, upgrading and modernisation both internally and externally. These works are to include overhaul of the roof and tile hanging, extensive window joinery, the reinstatement of the upper section of a chimney stack, rewiring, the installation of a central heating system, bathroom and kitchen fittings and complete redecoration throughout. The accommodation, which is of generally good ceiling height, is arranged over three levels, as shown on the floor plan.

A panelled front door with fanlight above opens into a hall with exposed timber framing and a part glazed door opening to a side passage. The well proportioned living room has two large bay windows to the front overlooking East Street and a brick fireplace.

From the inner hallway, a turned staircase leads to the first floor and there is access to a useful cellar with stone walls.

The dining room has a large bay window to the rear proving widespread views over the Town Salts and a fireplace with a decorative surround. Adjacent is a kitchen/breakfast room with distant views to the rear, a door with steps down to the garden and a range of fitted units comprising cupboards and drawers beneath a work surface and a two oven gas Aga (not tested).

On the first floor landing there is a staircase leading off to the second floor. There are two double bedrooms. Bedroom 1 has two windows to the front, exposed timber framing and a cast iron fireplace. Bedroom 2 enjoys far reaching views to the rear and has access to a roof terrace. Adjoining is a small shower room. In addition, there is a bathroom.

On the second floor, there is a landing and two below eaves double bedrooms with views to the front and rear.

Outside: To the front of the property is an old prison door which gives access to a side passage. To the rear of the house is a York stone paved garden extending to about 20' x 18' with brick retaining walls from where there are far reaching views along the River Rother and across the Town Salts to Romney Marsh.

Guide price: £645,000 Freehold

Cannon House, East Street, Rye, East Sussex TN31 7JY



A Grade II Listed period town house in need of total refurbishment occupying a commanding position in the Citadel of Rye, affording well-proportioned living accommodation with far reaching views from the rear along the River Rother and across the Town Salts to Romney Marsh.

Hall • Living room • Dining room • Kitchen/breakfast room • Inner hall • Cellar
4 Double bedrooms • Shower room (en suite) • Bathroom • Rear garden



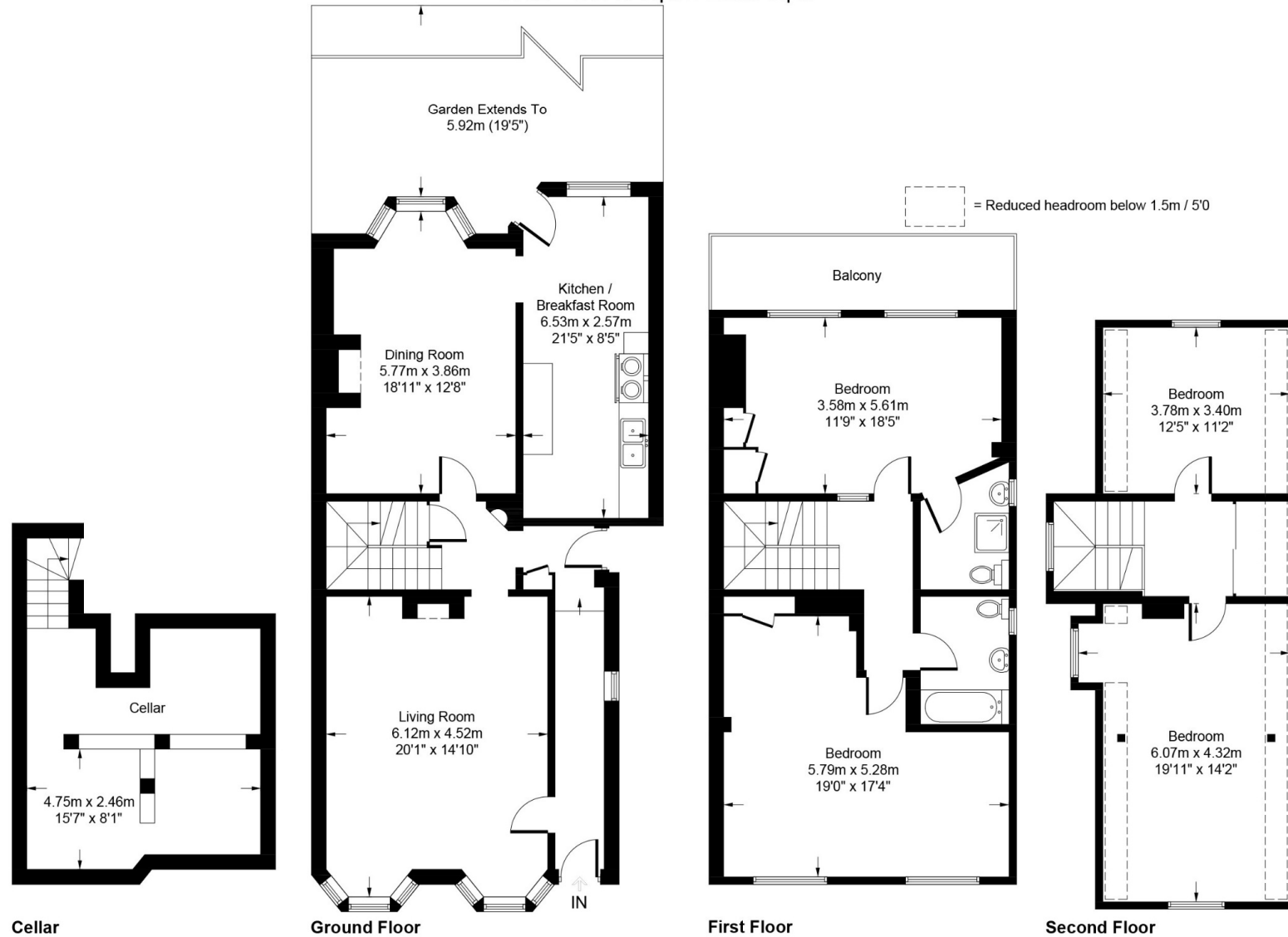
Directions: On approaching the Citadel of Rye through the Landgate, proceed up Hilder's Cliff into the High Street. Take the first turning on the left into East Street and Cannon House will be found towards the top on the left hand side.

Cannon House, TN31

Approximate Gross Internal Area = 194.2 sq m / 2090 sq ft

Cellar = 22.9 sq m / 246 sq ft

Total = 217.1 sq m / 2336 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.

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk