

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located within the Ancient Town and Cinque Port of Rye renowned for its historical associations and fine period architecture including the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and eighteenth century Town Hall. From the town there are local train services to Ashford with high speed connections to London St. Pancras in approx 37 minutes with connections to Paris/Lille/Brussels via the Channel Tunnel. The M20 may be joined at Ashford via the A2070 and A259. To the west is the historic town of Hastings with its seafront and promenade, whilst inland are 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.

Forming an end of terrace cottage presenting brick elevations set with double glazed windows beneath a pitched slate roof. The property is currently run as a successful holiday let therefore an ideal investment or indeed for full time occupation. The accommodation comprises,

Front door into the **kitchen** which is fitted with a range of base and wall mounted units incorporating a 4 ring gas hob with oven under and extractor over. Space and plumbing for washing machine and tumble dryer, two additional appliance spaces. Wall mounted gas fired boiler. Stairs rising to the first floor.

Living/dining room with two windows to the side and double doors out to the garden.

Study with window to the rear. Door to **cloakroom** comprising w.c and basin.

First floor landing with built in cupboard and hatch to loft.

Bedroom 1 double aspect, ensuite shower room comprising shower cubicle and wash hand basin, heated towel rail.

Bedroom 2 window to front, built in wardrobes.

Bedroom 3 window to rear, built in wardrobes.

Family bathroom comprising panelled bath with shower over and side screen, wash hand basin, w.c, heated towel rail, window to rear.

Outside: Enclosed courtyard garden to rear approximately 25' deep with useful shed. Gate out to Wish Street.

Local Authority – Rother District Council

Council Tax Band – previously Band C (currently registered as a holiday let, RDC reference - 337220501400000)

Price guide: £399,950 freehold

14 Wish Street, Rye, East Sussex, TN31 7DA



An end terrace 3 bedroom cottage located within the Conservation Area of the Ancient Town and Cinque Port of Rye close to amenities and mainline railway station

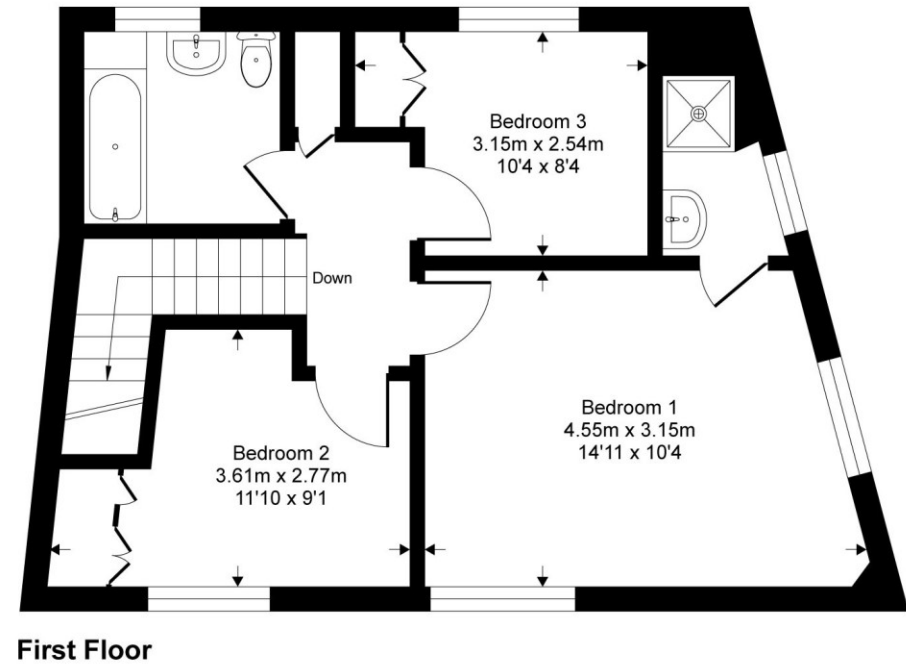
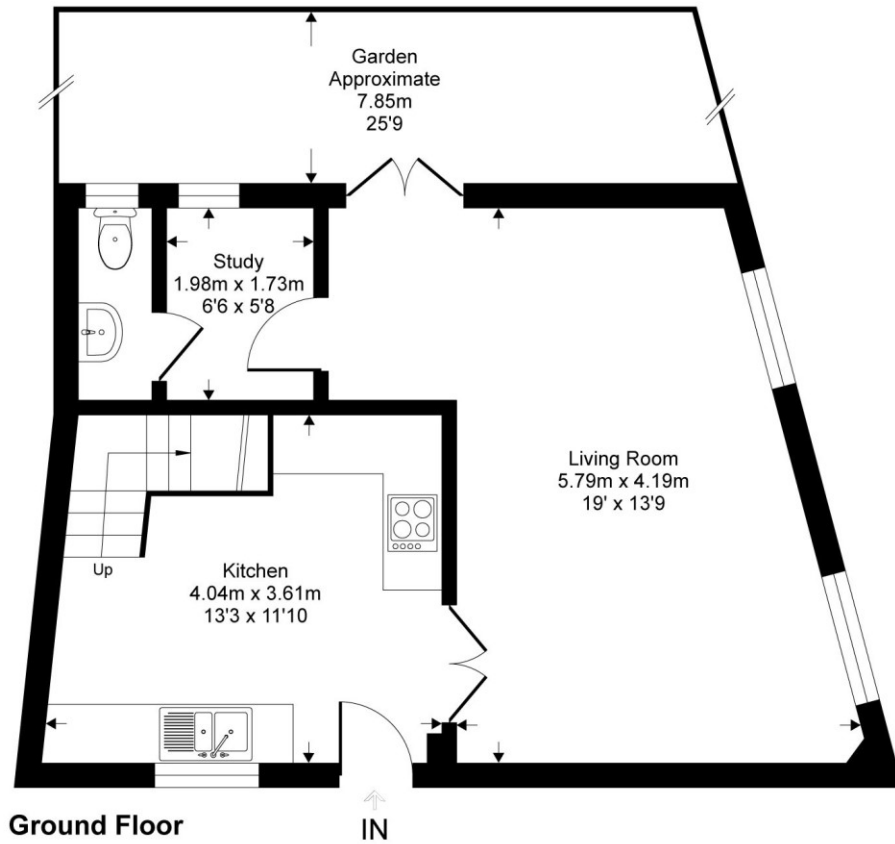
Living/dining room • Kitchen • Study • Utility • Cloakroom
First floor landing • Bedroom 1 with en suite shower room • 2 further bedrooms • Family bathroom
Gas heating • Double glazing • EPC rating D • Enclosed courtyard garden approximately 25' deep



Directions: From our offices in Cinque Ports Street, proceed in a westerly direction towards The Strand Quay for approximately 300 metres (Cinque Ports Street continues into Wish Street) where the property will be found on the left hand side, end on to the road. There is a gate which leads to the front door.

Wish Street

Approximate Gross Internal Area = 87 sq m / 938 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