

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located in Cinque Ports Street in the Ancient Town and Cinque Port, 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 International with high speed connections London St. Pancras in 37 minutes. 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.

Crown House is an attractive, attached, Grade II Listed period property presenting painted brick lower external elevations, tile hung above, beneath a tiled roof. The accommodation is arranged over four levels, as shown on the floor plan, and retains much character, including exposed timber framing and an excellent double reception room. The property has been successfully holiday let by the current owners for several years.

A front door with glazed panels to the upper section opens to a generous, double aspect living room with wide floorboards and exposed timber framing.

A staircase to one corner leads down to the spacious open plan kitchen/dining room with a ceramic tiled floor, a range of wall and base cabinets with coordinating work surfaces, an inset 4 burner gas hob with overhead filter hood, built in electric oven, 1 ½ bowl stainless steel sink unit with mixer taps and drainer, plumbing for a washing machine, dishwasher and tumble dryer. To one side is a door leading out to a passage with steps up to the front of the house.

The first floor landing has exposed studwork and a staircase to the second floor. There are two bedrooms on this level, one of which has exposed beams to one wall. The family bathroom has fittings comprising a panelled bath with overhead shower attachment and glazed shower screen, A pedestal wash basin and close coupled w.c.

On the second floor, bedroom 1 has a large window overlooking Cinque Ports Street and an en suite shower room with glazed and tiled shower enclosure, pedestal wash basin and close coupled w.c. Bedroom 4 is a single bedroom to the rear of the house.

Outside: A private gate immediately flanking the property leads to a shared side passageway, leading down to the kitchen door at lower ground level.

Guide price: £350,000 Freehold

Crown House, 6 Cinque Ports Street, Rye, East Sussex TN31 7AD



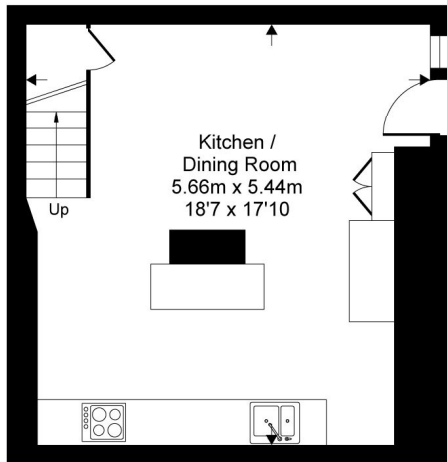
An attached Grade II Listed period house of eighteenth century origin with exposed timber framing situated close to the Strand Quay and town centre.

- Living room • Open plan kitchen/dining room • Four bedrooms • Two bathrooms (1 en suite)
- Gas central heating • Partial secondary double glazing • EPC rating E

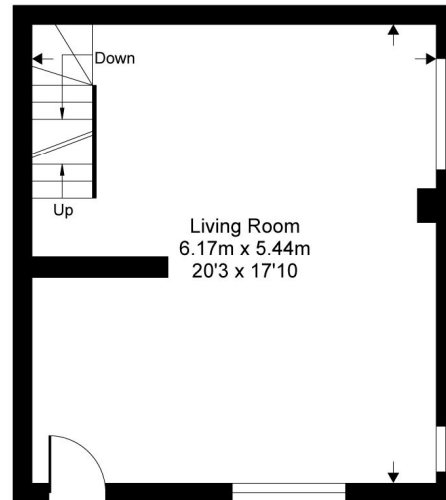


Cinque Ports Street

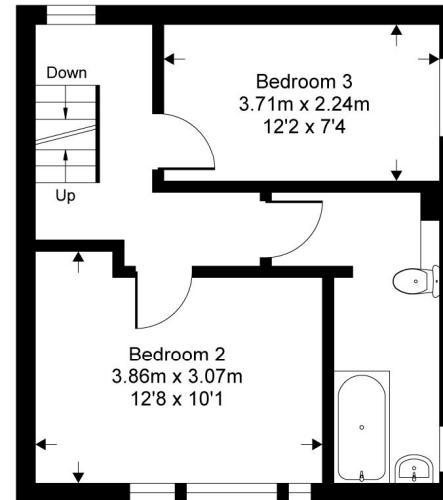
Approximate Gross Internal Area = 131 sq m / 1409 sq ft



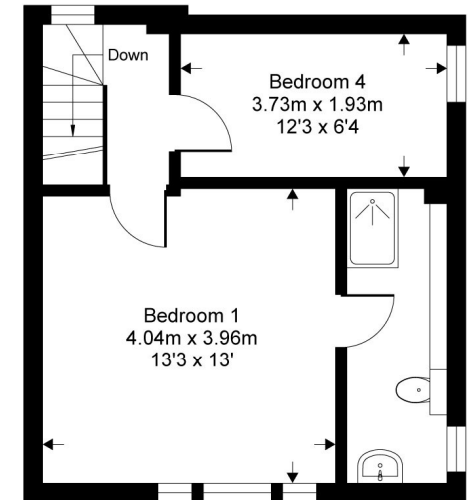
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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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