

PHILLIPS & STUBBS



coastal +
COUNTRY



The property forms part of a riverside warehouse development at the Strand Quay in 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. 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 connections to London, a high speed service between Ashford and London St.Pancras, journey time of about 37 minutes. Sporting facilities in the area include golf at Rye, Cooden and Hastings, Rye Lawn Tennis Club, sailing on the south coast and many fine countryside and coastal walks.

The property consists of a second floor apartment with a third floor galleried living room forming part of a converted grain warehouse fronting onto the River Tillingham at Rye's Strand Quay. Retained features include exposed studwork and beams and original three wheeled pulley with hoist mechanism.

The building is approached via a front door with entry phone system to a communal entrance lobby with stripped and polished floors and stairs rising to the upper floors and providing access to all three apartments.

Number 3 is accessed via a private front door opening into an entrance hall with an entry phone system, exposed timber framing, a built-in storage cupboard with hanging space and shelving and a cloakroom off with modern fittings comprising a low level w.c, wash hand basin and extractor fan. The combined main reception room with dining and kitchen areas is a spectacular double height vaulted space with exposed timber framing including the central post and original geared hoist mechanism with wheel, together with a spiral staircase to the upper living room. Full height glazed casement doors to an ornamental balcony overlooking the Strand Quay and River Tillingham.

The open plan kitchen, which has exposed beams and views to the side towards Rye Windmill, is fitted with a range of units including glazed display cupboards and chamfered panelled doors, with tiled work surfaces, one and a half bowl sink unit with mixer taps, built in four burner hob with extractor hood over and electric oven below. Plumbing and space for washing machine and dishwasher.

Bedroom 1 is a double aspect room with windows to the rear and side and has a central timber frame post and further exposed beams, a built-in wardrobe with hanging space and shelving, Coir flooring and a Georgian style glazed door leading to an en-suite shower room with a tiled floor, tiled shower cubicle, stone wash hand basin, half tiled walls, electric heated towel rail, electric shaver socket and extractor fan,

Bedroom 2 has a window to the side and exposed beams and studwork. The family bathroom comprises a Victorian style suite with a low level w.c, pedestal wash hand basin with mixer taps, panel enclosed bath with tiled panel and antique style mixer tap and shower attachment, half tiled walls and extractor fan.

From the main reception room, a spiral staircase leads to the living room which has canted ceilings, three windows to the rear with views of the Citadel, exposed roof bracing, balustrading to one end with an open outlook over the dining room, Coir flooring and eaves storage space. To one side is a work room/study with below eaves storage space with a lagged hot water cylinder.

Lease Details: A 999 year lease commencing 1994. A one third share of the freehold transfers with the sale. Maintenance/insurance currently £1520 per annum. NOTE: HOLIDAY LETS ARE NOT PERMITTED

Local Authority – Rother District Council - Council Tax Band E

Guide price: £499,950 Long Leasehold (1/3 Share of Freehold)

3 The Corn Exchange, The Strand, Rye, East Sussex TN31 7DB



A Grade II listed second floor riverside apartment with a wealth of exposed beams, timbers and features relating to the original use of this converted grain warehouse.

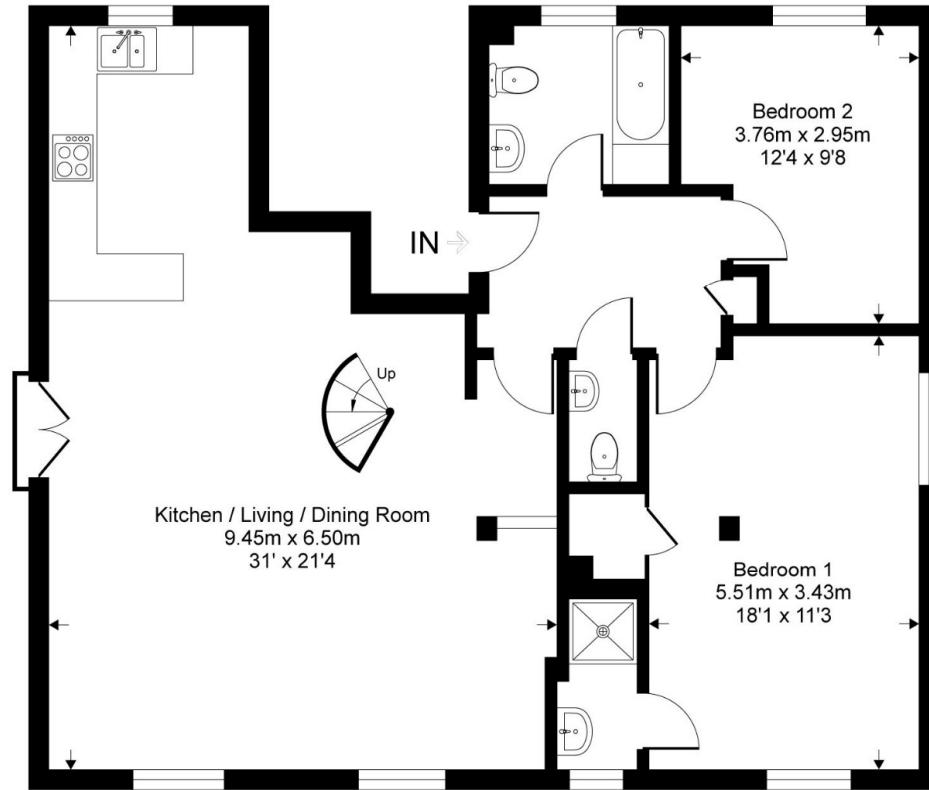
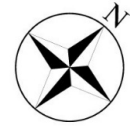
- 22' 6 Main vaulted reception room with kitchen and dining area
- Two bedrooms
- En-suite shower room to master bedroom
- Family bathroom
- Separate cloakroom
- Upper Floor - Living room and study
- Electric heating
- Outside storage room
- EPC rating E



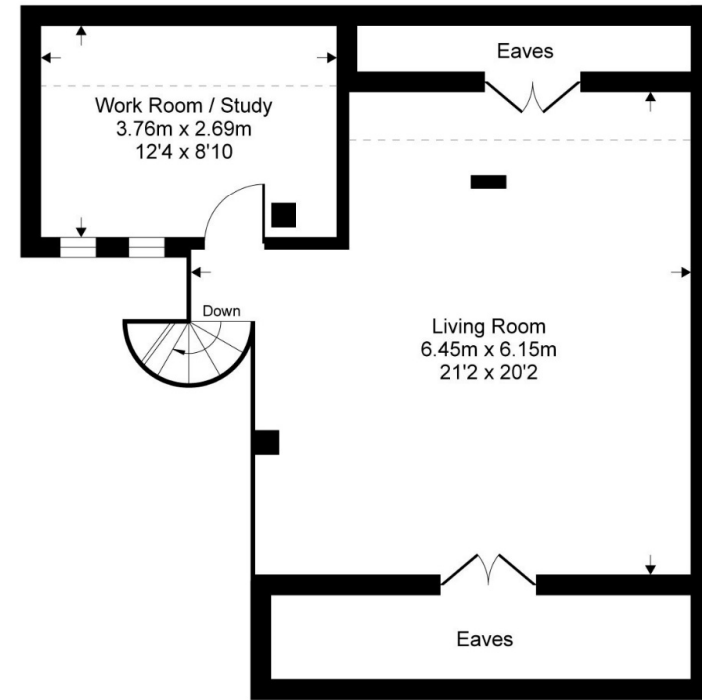


Corn Exchange

Approximate Gross Internal Area = 133 sq m / 1432 sq ft
(excludes restricted head height & eaves)



Second Floor



Third Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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