

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 38 minutes) and 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 a mid terrace house of brick elevations set with double glazed windows beneath a pitched slate roof.

The split level accommodation comprises steps up to the front door into the **main entrance hall** with stairs to the lower ground floor and stairs leading to the first floor.

Bedroom 2 with large bay window to the front.

Family bathroom comprising freestanding bath, separate shower cubicle, w.c, vanity unit with wash hand basin, heated towel rail, window to rear.

Lower ground floor living room with understairs cupboard and slide out storage unit, window to rear.

Dining room/Sun room with windows (having fitted blinds) overlooking the rear garden and glazed roof section, deep built in cupboard and door out to the garden.

Kitchen fitted with a range of base and wall mounted units incorporating a ceramic Butler's sink, Belling gas fired range style cooker, American style fridge/freezer and integrated dishwasher. Cupboard housing wall mounted gas fired boiler. Central island unit with breakfast bar. Door to the front with steps up to the pavement, opposite the door is a built in utility cupboard with space and plumbing for a washing machine.

First floor landing. Bedroom 1 with large bay window to the front overlooking the Strand Quay with the Citadel in the background, built in wardrobes. **En suite shower room** comprising tiled shower cubicle, tiled floor, vanity unit with wash hand basin, heated towel rail, w.c.

Bedroom 3 Two built in wardrobe cupboards, additional built in storage cupboards over stairs. Two windows to the rear.

Outside: The enclosed rear garden is laid to lawn with a raised area of paved terrace being mainly fenced and partly walled.

Directions: From the Strand Quay in Rye, proceed in a westerly direction along the A259 Winchelsea Road, where the property will be found within a short distance on the right hand side.

Local Authority: Rother District Council - Council Tax Band C

Price guide: £389,950 freehold

101 Winchelsea Road, Rye, East Sussex TN31 7EL



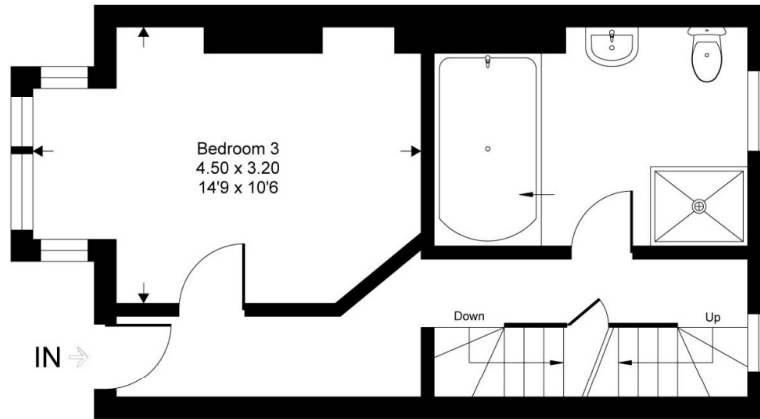
A three bedroom mid terraced town house situated within the Ancient Town of Rye within close proximity of the town's amenities.

- Ground floor main entrance hall • Bedroom 2 • Family bathroom
- Lower ground floor • Kitchen/breakfast room • Living room • Dining room/Sun room
- First floor • Bedroom 1 with en suite shower room • Bedroom 3 • Double glazing
- Gas heating • Fence enclosed rear garden • EPC rating C

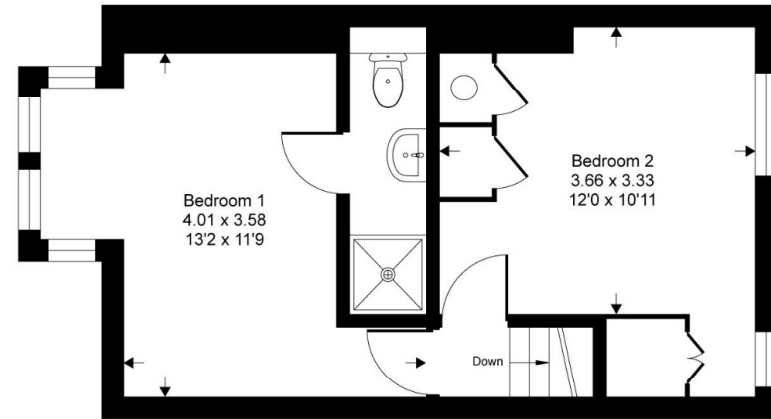


Winchelsea Road

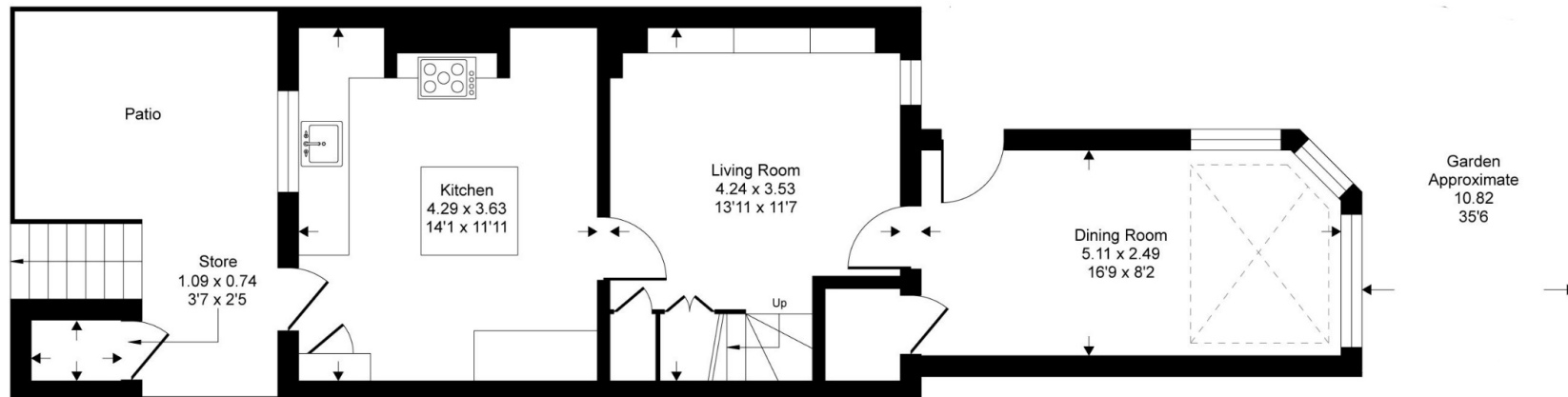
Approximate Gross Internal Area = 111 sq m / 1201 sq ft



Ground Floor



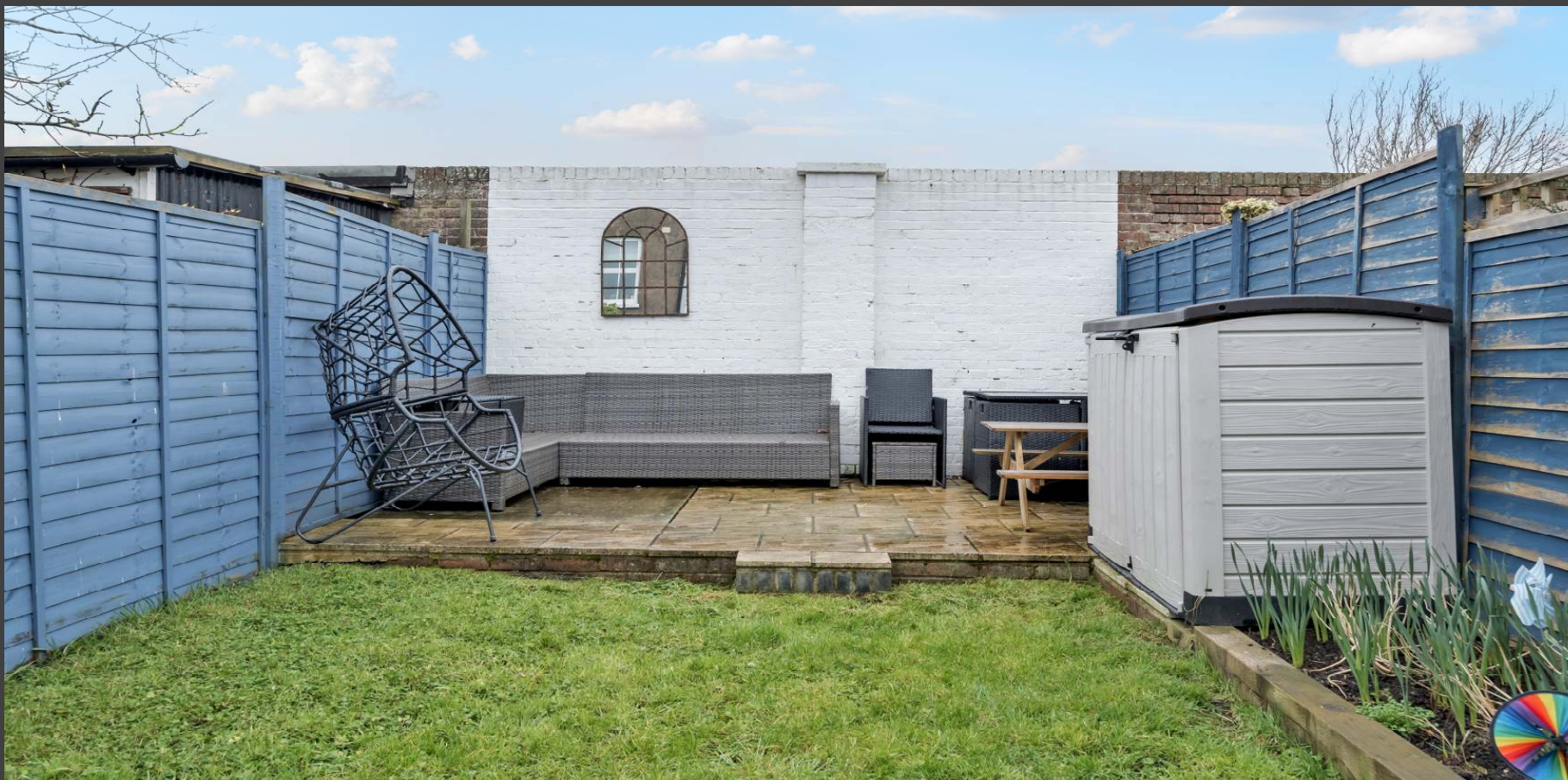
First Floor



Lower Ground Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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