

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is located on the edge of 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 connections to London (High Speed service to St. Pancras in 37 minutes). 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, 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.

The property forms a semi detached house of brick and part rendered elevations beneath a pitched and part flat roof.

The accommodation comprises front door into the **entrance hall** with stairs rising to the first floor.

Living room with bay window to the front, fireplace fitted with woodburning stove, built in cupboard and shelving to either side.

Dining room with doors out to the rear garden, built in cupboard.

Kitchen fitted with built in base and wall mounted cupboards, range style gas cooker with 5 ring gas hob and ovens under, extractor fan over. Wall mounted gas fired boiler, dishwasher, space for a fridge/freezer. Walk in cupboard with door to garage. Window to rear.

Conservatory opening out to the rear garden and door to **utility room** with space and plumbing for washing machine, built in sink and separate w.c.

First floor landing hatch to loft space, doors to all bedrooms and bathroom.

Bedroom 1 double aspect with views over the garden and adjoining field.

Bedroom 2 bay window to front, built in cupboard and cast iron fireplace (sealed).

Bedroom 3 window to rear.

Bedroom 4/study having window to front, and built in cupboard.

Family bathroom half tiled comprising panelled bath with shower over and glass side screen. Pedestal wash hand basin, w.c, window to rear. Heated towel rail.

Outside: To the front there is off road parking and access to the single garage. Side access leads around to the rear garden being approximately 83' in length.

Directions: Proceed out of the town on the Udimore Road where Ashenden Avenue will be found on the left hand side literally just past the Gibbet Marsh Car Park. No.16 will be found at the end on the left hand side.

Local Authority – Rother District Council.
Council Tax Band - D

Price guide: £485,000 freehold

16 Ashenden Avenue, Rye, East Sussex TN31 7DU



A four bedroom semi detached house situated in a sought after location within a no through road on the edge of Rye Town with views over the adjoining fields.

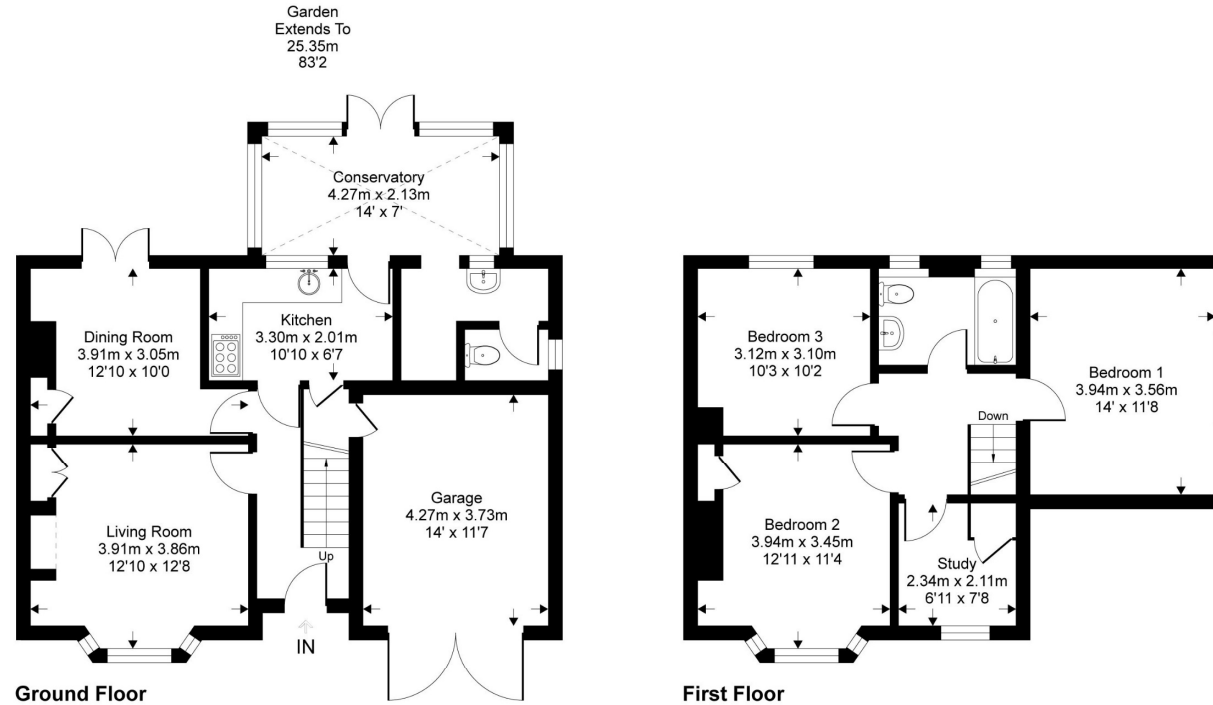
- Entrance hall • Living room • Dining room • Kitchen • Conservatory • Utility room and cloakroom
- First floor landing • 4 bedrooms • Bathroom • Gas heating • Double glazing • Off road parking
- Integral single garage • 83' rear garden • EPC rating D

Ashenden Avenue

Approximate Gross Internal Area = 106 sq m / 1137 sq ft

Approximate Garage Internal Area = 14 sq m / 148 sq ft

Approximate Total Internal Area = 120 sq m / 1285 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.

Copyright Casaphoto Ltd. 2023 - Produced for Phillips and 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