

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is centrally located in the Conservation Area of the Ancient Town and Cinque Port of Rye, 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 and 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 with high speed connections London St. Pancras in 37 minutes and Paris, Brussels and Amsterdam via Eurostar. 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.

Forming an end of terrace Victorian house presenting brick elevations beneath a pitched tiled roof.

The accommodation comprises front door into the **entrance lobby** with inner door to the **main open plan living /dining room**, the two sections being divided by the staircase which rises to the first floor and exposed floorboards throughout. The living area has a bay window to the front, fireplace fitted with woodburning stove. Built in shelving to either side of the chimney breast. The dining area leads through to the kitchen and sunroom.

**Kitchen** fitted with a range of base and wall mounted units incorporating a one and a half bowl sink unit, 4 ring gas hob with extractor fan over, eye level double oven, integrated dishwasher, tiled flooring. Internal window providing natural light from the sun room. Built in cupboard. Door to **Family bathroom** fully tiled, comprising panelled bath with shower over and glass side screen, w.c, wash hand basin, two windows.

**Sunroom** with tiled floor, skylight and glazed door out to the rear garden.

**First floor landing** with doors to both bedrooms.

**Bedroom 1** with window to the rear, built in cupboard. Door to **en suite bathroom** fully tiled comprising roll top bath, w.c, wash hand basin, separate shower cubicle, window to rear. **Bedroom 2** with window to front.

**Outside:** There is a small picket fence enclosed garden to the front. The main paved rear garden is approx. 40' in length and has a summer house and side gate onto a right of way which serves the whole terrace.

**Local Authority – Rother District Council  
Council Tax Band C**



Price guide: £439,500 freehold

11 Rope Walk, Rye, East Sussex TN31 7NA



A two bedroom end of terrace Victorian house with garden centrally located in the Conservation Area within a 5 minute walk of the High Street and mainline station.

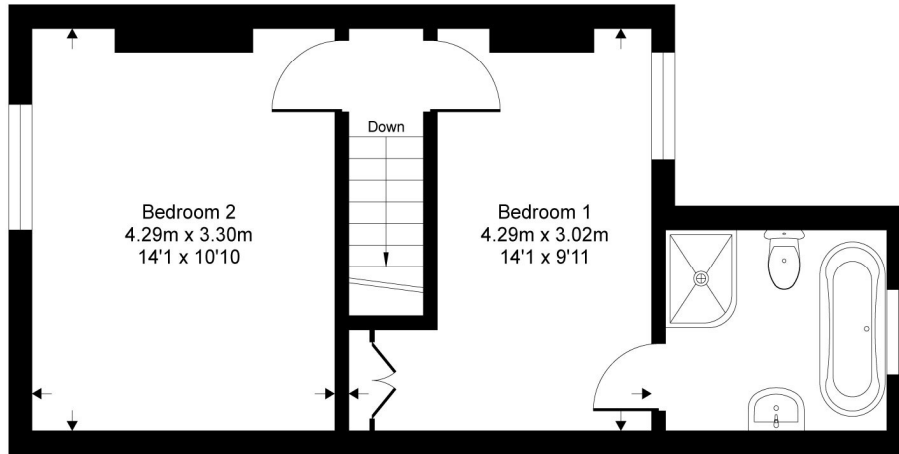
- Entrance lobby • Main open plan living and dining area with woodburning stove • Kitchen • Sunroom • Family bathroom
- First floor landing • Bedroom 1 with en suite bathroom • Bedroom 2 • Double glazing • EPC rating D
- Rear garden 40' in length



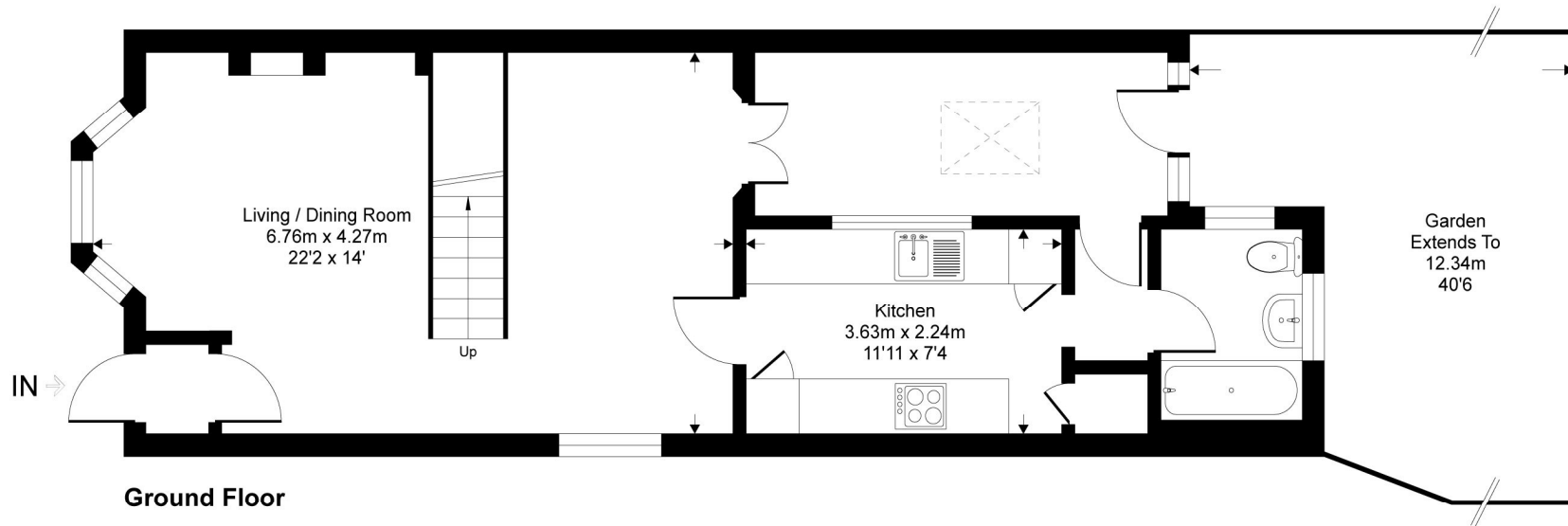


# Rope Walk

Approximate Gross Internal Area = 89 sq m / 958 sq ft



**First Floor**



**Ground Floor**

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# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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