

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in one of England's most famous and historic cobbled streets. Watchbell Street lies in the heart of 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 International Jazz Festival are both 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 to London St Pancras in about 37 minutes. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

A beautifully presented Grade II listed period house of mellow brick, tile hung and part weatherboard clad external elevations beneath a pitched tiled roof. This elegant property has been lovingly restored with great attention to detail, the interior is contemporary in style but also reflects the character and age of the building with many original features including massive timber framing, a wide inglenook fireplace and a well appointed kitchen/breakfast room open to a vaulted dining area that leads out to a walled rear garden.

The property is approached via a part glazed panelled front door with a canopy hood above, opening into an entrance vestibule, with a part glass inner door to the sitting room, which has a wide leaded light window to the front overlooking Watchbell Street, a massive inglenook fireplace with a terracotta tiled hearth, brick surrounds and oak bressumer with a fitted wood burning stove, together with moulded ceiling beams, exposed antique oak floorboards and a fitted display/book shelving to one wall.

To the rear, an open plan kitchen/breakfast room and dining room has a ceramic tiled floor, bi-fold doors to the garden and four opening skylight windows set into the vaulted ceiling providing additional natural daylight. The kitchen area is fitted with an

extensive range of contemporary cabinets comprising cupboards and drawers with high gloss white lacquered doors beneath thin sintered stone worksurfaces incorporating a breakfast bar with an undermounted sink unit, inset 3 burner gas hob with a pop up extractor fan, built-in double oven and integrated dish washer. To one wall is a range of tall fitted cupboards, one of which houses a built-in fridge freezer. To one corner is a built-in utility cupboard with space and plumbing for a washing machine, shelving and a gas boiler.

On the first floor, bedroom 1 has a large window to the front overlooking Watchbell Street, exposed timber framing, a large fireplace with brick surrounds, a heavy moulded ceiling beam, a deep built-in storage cupboard and a range of deep fitted wardrobe cupboards to one wall, including a concealed writing bureau with retractable desk. Bedroom 3 enjoys roofscape views to the rear over the ancient town and the bath/shower room has a tiled floor and modern white fittings comprising a close coupled wc, a double ended bath with a matchboard surround, a wall mounted wash basin and a walk-in shower with a period style fitting.

The below eaves second floor accommodation has a landing with a skylight window. Bedroom 2 has a vaulted ceiling with exposed beams and a window to the front with a window seat and fitted wardrobe cupboards to either side. Adjacent is a fully tiled wet room with a dormer window to the rear and contemporary fittings including a wash basin set in an antique stand, a close coupled w.c with a concealed cistern, bidet and a walk-in rain shower.

Outside: To the rear of the house is a delightful old walled garden, backing onto Lamb House garden, laid out in a contemporary, minimal style with a ceramic tiled floor, two rows of shaped bay trees with clipped box hedging, a raised bed and a Regency style garden and log store. Parking: The new owner of 7 Watchbell Street will be immediately entitled to an unlimited parking permit (for one registered car in their name) in Watchbell Street provided they are a permanent resident.

Guide price: £850,000 Freehold

7 Watchbell Street, Rye, East Sussex TN31 7HA



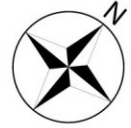
A beautifully presented Grade II Listed refurbished period house, affording stylish living accommodation over three floors, together with a walled garden, fronting a cobbled street in the citadel of the Ancient Town.

- Entrance vestibule • Sitting room • Open plan kitchen/breakfast room & dining room • Landing • Three bedrooms
- Wet room (en suite) • Bath/shower room • Walled rear garden • Residents' parking permit scheme

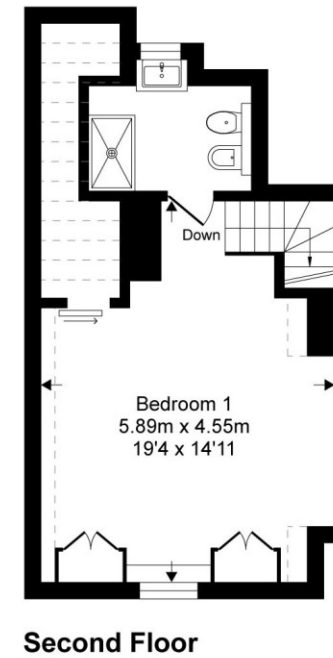
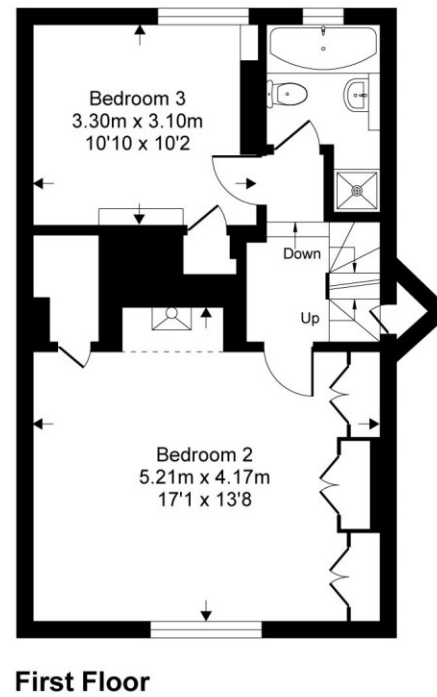
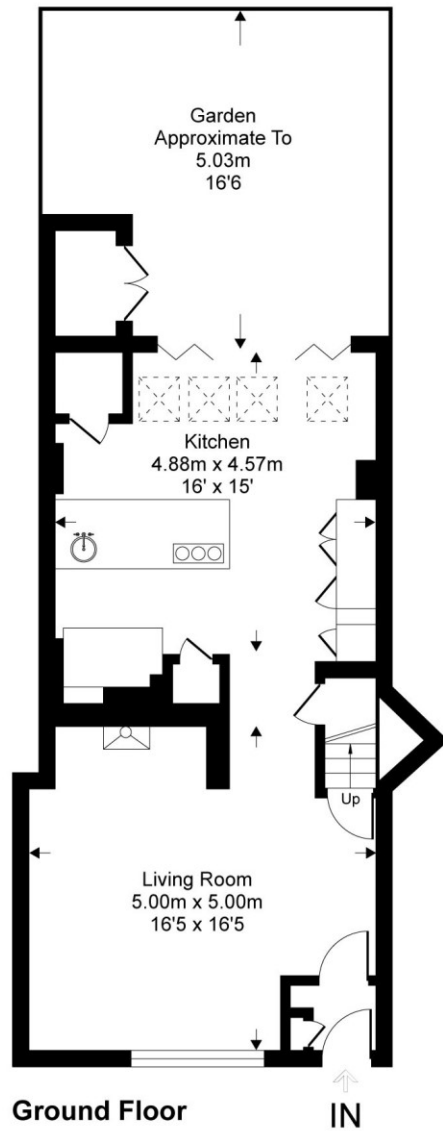


Watchbell Street

Approximate Gross Internal Area = 133 sq m / 1431 sq ft
(excludes restricted head height)



 = Reduced headroom



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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