

# PHILLIPS & STUBBS



coastal +  
COUNTRY





Set off a cobbled pedestrian street, opposite the chapel of the Augustinian friary, in the Conservation Area of the Ancient Town and Cinque Port of Rye, which is 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 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 to London St. Pancras in 37 minutes and from there to Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club, sailing on the south coast and many fine countryside and coastal walks.

A well presented, substantial eighteenth century wing of a Grade II Listed period property, affording stylish, well proportioned accommodation with good ceiling heights, presenting brick and tile hung external elevations set with timber sash windows beneath a mansard roof. The east wall incorporates a panelled door under a moulded canopy on curved brackets which opens into a delightful arcade of contiguous arches with an opposing door beyond forming the principal entrance into the spacious hallway of the property.

The elegant sitting room has a reconstituted stone fireplace, cornicing, a dado rail, a picture rail and glazed double doors with full height shutters opening to the conservatory.

The kitchen is fitted with a range of modern cabinets comprising cupboards and drawers beneath wood block work surfaces with matching wall cupboards, an inset 6 burner gas hob with a filter hood above, built in double oven, an integrated dishwasher, ceramic sink, space for a fridge freezer and a tiled floor.

From the kitchen a part glazed door opens to the conservatory/dining room with a pair of double-pitched gables, two sets of glazed doors to the garden, fitted storage cupboards to one wall and a tiled floor. An oak staircase with a glass balustrade descends to the lower ground floor where there is a cinema room within a converted barrel-vaulted cellar and an adjacent cloak/shower room with contemporary fittings including a close coupled wc, wash basin with vanity unit and a walk-in shower with slate block tiles.

On the first floor, which is arranged over two levels, there are two double bedrooms, a study overlooking the garden and a bath/shower room with modern fittings comprising a panelled bath with a wall mounted rain shower above, a close coupled wc and wash basin.

The split level second floor provides two large double bedrooms with vaulted ceilings and dormer windows, together with two shower rooms, one of which is en suite.

Outside: One Whitefriars has a vehicular right of way up Conduit Hill to a gated entrance serving three properties and from there to a private gravelled area to the front of the house providing off road parking for four vehicles. Brick steps with a dwarf brick wall and box hedging to the side lead up to paved terrace which extends under the arcade. The landscaped south facing walled rear garden, which extends to about 55' x 30', comprises a paved terrace with well planted curved raised beds to either side of central steps which rise up to the garden level beyond with a side door to Conduit Hill. Garden store.

Guide price: £1,650,000 Freehold

One Whitefriars, Conduit Hill, Rye, East Sussex TN31 7LE



Set off a pedestrian cobbled street in the Conservation Area of the Ancient Town, a substantial Georgian wing of a Grade II listed period residence affording elegant, well proportioned accommodation with distant rural views from the upper floors, together with parking for four vehicles and a large, secluded walled garden.

- Arcade entrance • Hall • Sitting room • Conservatory/dining room • Kitchen • Cinema room • Cloak/shower room
- Study • Four double bedrooms • Family bath/shower room • Two shower rooms (one en suite)
- Off road parking for three vehicles • South facing walled rear garden



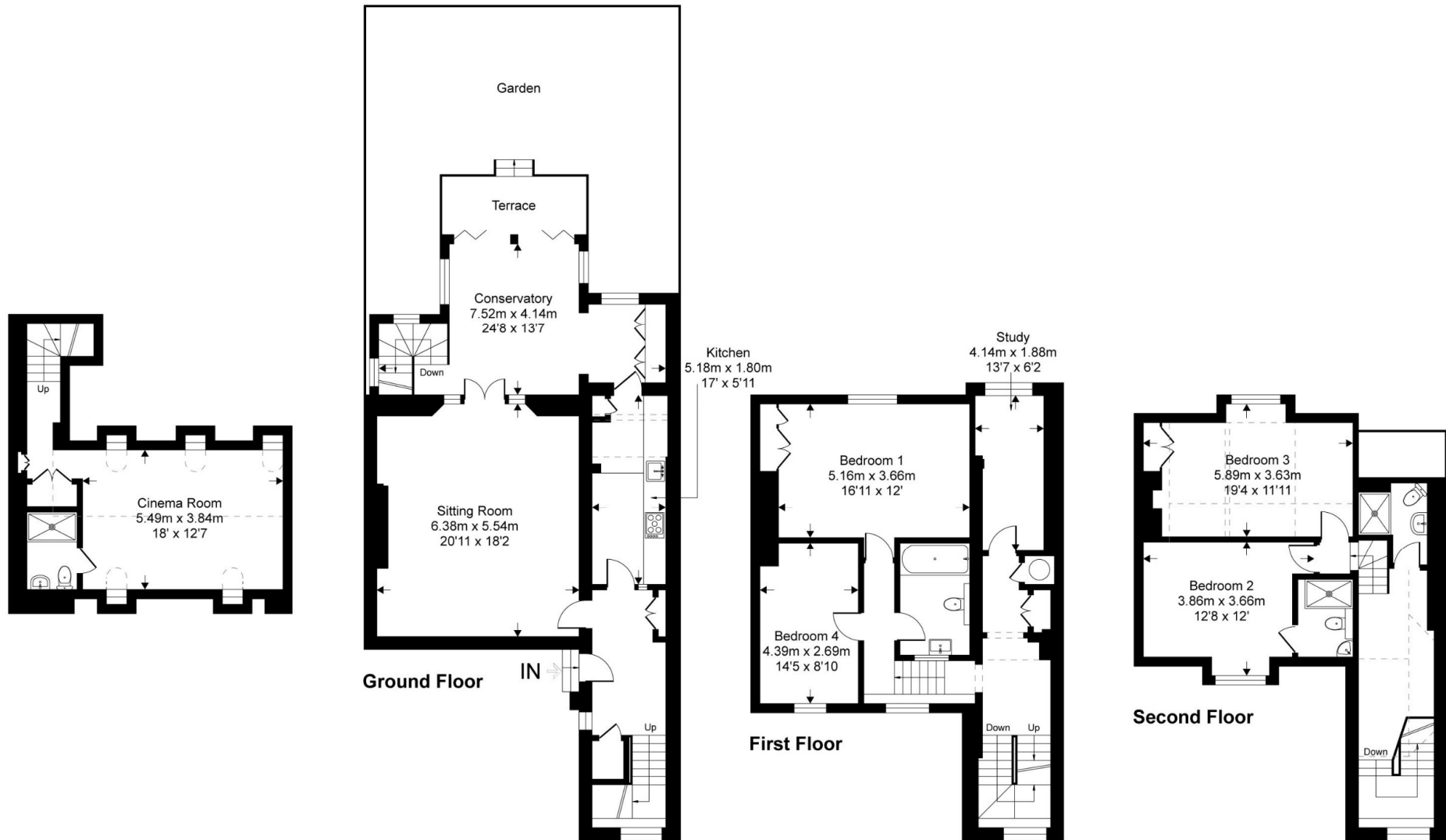


Services: All main services. Gas central heating  
Rother District Council. Council Tax Band G  
Predicted mobile phone coverage: EE, Vodafone, Three and 02  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Rivers and sea flood risk summary: Very low risk. Source GOV.UK

 = Reduced headroom

# 1 Whitefriars

Approximate Gross Internal Area = 224 sq m / 2415 sq ft  
(excludes restricted head height)



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.



# PHILLIPS & 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](http://www.phillipsandstubbs.co.uk)