

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 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 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 Victorian terraced family house which benefits from having two off road parking spaces to the rear and the facility for an additional car. Internally the features include exposed wooden floors throughout the ground floor, deep skirting boards, picture rails, four panel Victorian doors as well as an open cast iron fireplace in the main living room.

Accommodation comprises front door into the entrance hall with **cloakroom** off having a w.c and wash hand basin. The main **living room** has a bay window to the front and open cast iron fireplace, extensive book shelving, glazed double doors and step down into the **dining room**, two Velux windows provide natural light, door and stairs rise to the first floor, further door leading into the **kitchen** with painted wooden units incorporating a ceramic butler's sink, integrated fridge, dishwasher, range style gas cooker, walk-in shelved larder cupboard and window to rear. The **utility room** having a built-in unit incorporating sink unit, space and plumbing for washing machine and dryer, additional appliance spaces and Velux window. A stable door from the kitchen leads into a **rear lobby** with glazed double doors out onto the rear courtyard and a further internal door into a useful storeroom with a window overlooking the courtyard.

First floor landing has doors off to all principle bedrooms and family bathroom as well as stairs rising to the second floor and hatch to loft space. **Bedroom 1** has a bay window to the front, built-in double cupboard, cast iron fireplace and an **en-suite shower room**. **Bedroom 2** has built-in cupboards to either side of the chimney breast and a window to the rear. **Bedroom 3** has a walk-in cupboard, additional built-in cupboards housing gas combi boiler, window to side and door out onto rear roof terrace. **Family bathroom** comprises a panelled bath with shower attachment and glass side screen, w.c, wash hand basin and window to side.

Second floor has a small landing with access to **bedrooms 4 & 5** both having dormer windows, (bedroom 5 has a hatch to loft space).

Outside: There is a small garden to the front and vehicular access to the rear of the property off Tillingham Avenue. Immediately to the rear of the property is a small gated courtyard with paved terracing being wall enclosed with door to the rear lobby and also a useful store having light and power connected. From the courtyard there is a pedestrian right of way out onto Tillingham Avenue and beyond this pathway there is a further gated main garden area approx 100' deep having been extensively landscaped with an area of lawn and sweeping brick pathway. The rear garden being fence enclosed with a variety of mature shrubs and trees. The end of the garden is gated with both a personal gate and double wooden gate, this area is gravelled and can provide additional parking. Beyond the gates there is a hard standing for two cars. **Note:** Rother District Council own the track off Tillingham Avenue, which you use to access the rear of the property and parking spaces, there is an annual charge of £100 to RDC for this access.

Local Authority: Rother District Council. Council Tax Band D
Mains electricity, gas and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £645,000 freehold

51 Ferry Road, Rye, East Sussex TN31 7DJ



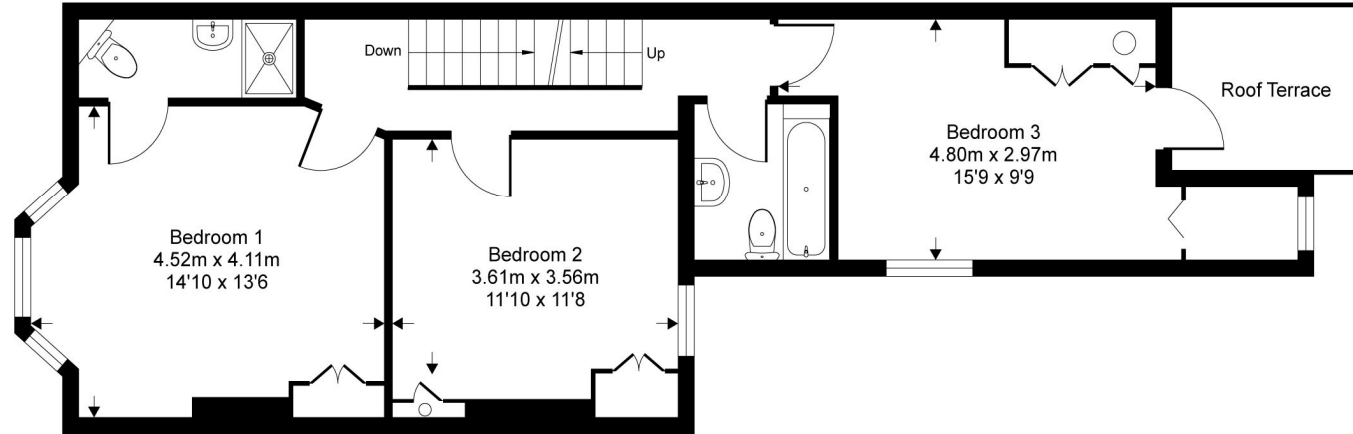
A five bedroom Victorian terraced house situated close to the town centre with 100' landscaped rear garden and off road parking.

- Entrance Hall • Cloakroom • Living Room with open fire • Dining room • Kitchen • Utility room • Rear lobby • Storeroom
- First floor landing • Main bedroom with en-suite shower room • Bedroom 2 • Bedroom 3 with roof terrace • Family bathroom
- Second floor • Two further bedrooms • Double glazing • Gas Heating • EPC rating E
- Small garden to front • Courtyard garden to rear with useful store • Main garden approx. 100' • Off road parking for two cars

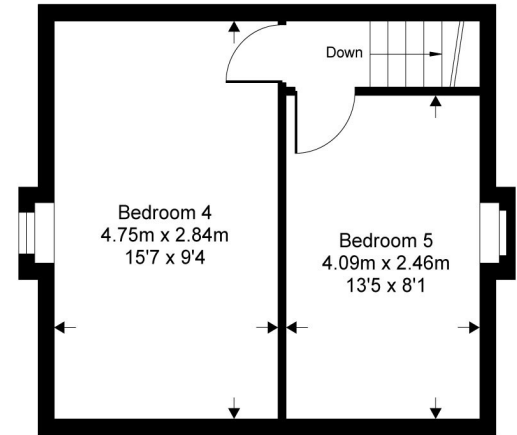


Ferry Road

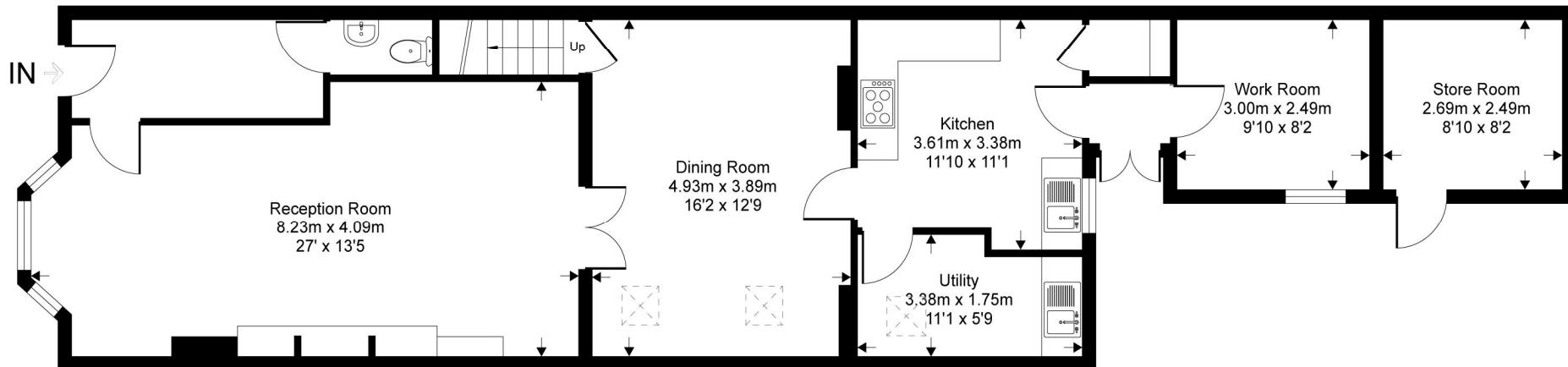
Approximate Gross Internal Area = 170 sq m / 1835 sq ft
Approximate Outbuilding Internal Area = 7 sq m / 72 sq ft
Approximate Total Internal Area = 177 sq m / 1907 sq ft



First Floor



Second Floor



Ground Floor

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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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