

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Situated 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 train services to Eastbourne and Ashford with connections to London and the Continent. A high speed service is available from Ashford to London St Pancras with a journey time of just 37 minutes. The M20 may be joined at Ashford via the A2070 and A259.

Forming a semi detached house presenting brick elevations with part tile hung upper elevations set with double glazed windows beneath a pitched tiled roof.

The property requires a degree of updating, the accommodation comprises front door into the **entrance hall** with door to the cloakroom and dining room.

**Living room** has wood block flooring, shallow bay window to the front, brick fireplace, stairs to first floor.

**Dining room** with wood block flooring, sliding door to the garden.

**Kitchen** fitted with a range of base and wall mounted units incorporating a one and a half bowl sink unit. Double oven, door to garden, space for dishwasher and fridge.

**Cloakroom** comprising w.c and wash hand basin.

**First floor landing** with doors off to all bedrooms and bathroom. Hatch with retractable ladder to a large loft space.

**Bedroom 1** with built in wardrobes with sink unit, three windows to the front,

**Bedrooms 2 and 3** both have windows overlooking the rear garden.

**Bathroom** with a small panelled bath, separate shower cubicle, w.c and wash hand basin.

**Outside:** The open plan front garden has a driveway to the side providing off road parking for 2/3 cars and access to a single garage. The fence enclosed rear garden is mainly laid to lawn with bordering beds.

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



Price guide: £435,000 freehold

24 Mill Road, Rye, East Sussex TN31 7NN

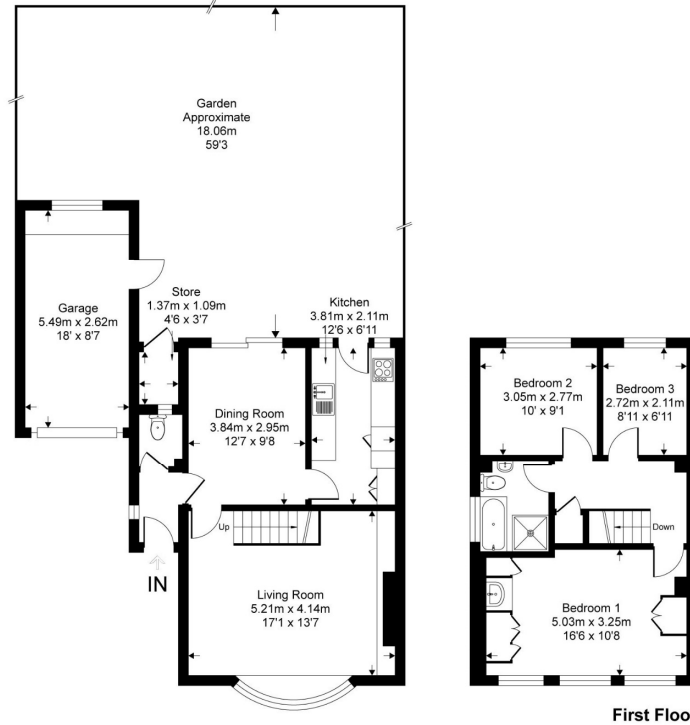


A three bedroom semi detached house situated within a favoured cul de sac on the edge of the Ancient Cinque Ports Town of Rye.

- Entrance hall • Living room • Dining room • Kitchen • Cloakroom
- First floor landing • 3 bedrooms • Family bath/shower room • Gas heating
- Open plan garden to front • Off road parking • Single garage • Fence enclosed rear garden • EPC rating D

## Mill Road

Approximate Gross Internal Area = 91 sq m / 982 sq ft  
Approximate Garage Internal Area = 14 sq m / 154 sq ft  
Approximate Store Internal Area = 1 sq m / 14 sq ft  
Approximate Total Internal Area = 106 sq m / 1150 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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