

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is hidden away in a private development of similar mews houses in the Ancient Town and Cinque 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. 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 well-presented mid terrace mews house, forming one of four properties converted from a former doctors' surgery in 2006, presenting part colour washed brick elevations and part tile hung external elevations, set with double glazed windows. The accommodation is arranged over two levels, as shown on the floor plan.

A part glazed front door opens into an entrance hall with a cloak/utility room with a close coupled wc, pedestal wash basin and plumbing for a washing machine.

The double aspect open plan living room, dining area and fitted kitchen has a window to the front, French windows with full height glazed side panels opening to the rear garden and stairs to the first floor. The kitchen area has tiled flooring and is fitted with a range of cabinets comprising base and matching wall mounted

cupboards with wooden worksurfaces, tiled splashbacks, an integrated fridge/freezer, stainless steel one and a half bowl sink unit with mixer tap, wall mounted gas boiler, stainless steel four burner gas hob with electric oven under and filter hood above.

On the first floor, the landing has a window to the rear. The double bedroom overlooks the front of the property and has access to the roof space. The bathroom has fittings comprising a panelled bath, a separate shower enclosure, a pedestal wash hand basin and a close coupled w.c.

Outside: Immediately opposite the front of the house is a well planted ornamental flower bed with a productive apple tree, to either side of which is a private parking space. To the rear of the house is a landscaped garden extending to about 23' x 18' being enclosed with contemporary horizontal slatted panels and set down to paving with raised flower beds planted with box hedging, lavenders and an olive tree.

Services: Mains water, electricity, gas and drainage.  
Council Tax Band C

Directions: From our offices in Rye, proceed along Cinque Ports Street in an easterly direction towards the Landgate and the entrance leading to Cinque Ports House will be seen on your left after about 100 yards immediately beyond the small parade of shops.



Guide price: £385,000 Freehold

3 Cinque Ports House, Cinque Ports Street, Rye, East Sussex TN31 7AN



A well presented mews house with parking for two cars and a garden, forming one of only four in a private development, tucked away from the road in the Ancient Town and Cinque Port of Rye yet within yards of the local amenities.

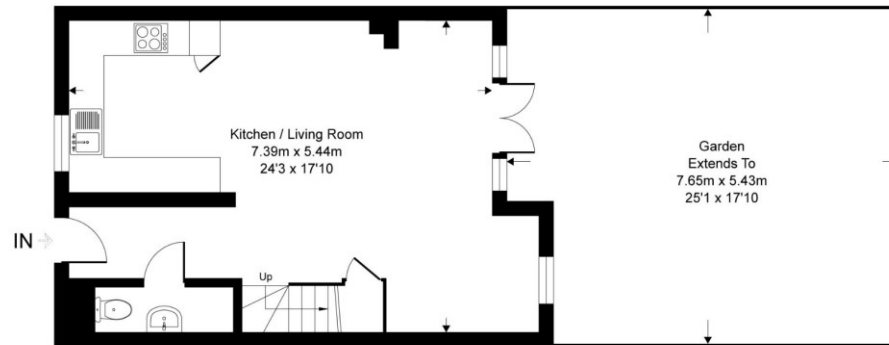
- Hall • Cloak/utility room • Open plan living room and fitted kitchen • Landing • One double bedroom • Bathroom • EPC rating C • Private garden • Off road parking for two cars •

## Cinque Ports House

Approximate Gross Internal Area = 71 sq m / 768 sq ft



First 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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