

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated within the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, including the Landgate, Ypres Tower, and fine period architecture with half-timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. 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 Festival is held annually. There is also a good range of restaurants and pubs as well as a Kino cinema situated off Lion Street. From the town there are local train services to Hastings and Brighton and to Ashford from where there are high speed connections to London St. Pancras (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.

Forming a semi-detached cottage of brick and tile hung elevations beneath a pitched tiled roof.

The accommodation comprises front door into a large **entrance porch** with window to front and inner door into the main **hallway**. Stairs to the first floor.

Living/dining room with window to front. **Kitchen** fitted with an extensive range of base and wall mounted units incorporating a 4 ring gas hob with extractor over and oven under. Space and plumbing for a washing machine and

fridge, one and half bowl moulded sink unit, window to front, wall mounted gas fired boiler and internal door to garage.

Cloakroom comprising w.c and wash hand basin.

First floor landing window to front, doors to both bedrooms and bathroom, hatch to loft space, built in airing cupboard housing hot water cylinder.

Bedroom 1 window to front. **Bedroom 2** window to front and door out onto the roof terrace.

Bathroom comprising panelled bath with separate shower unit, w.c, wash hand basin, heated towel rail, window to side.

Outside: Roof terrace is paved with railings to the front and is part wall enclosed with the old stone town wall.

Attached small single garage of a slightly irregular shape with up and over door, light and power connected, internal door into the kitchen.

Directions: From our offices in Cinque Ports Street continue along the street in a westerly direction for several hundred yards and then turn left into Wish Ward where the property will be seen on the left hand side.

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

Price guide: £365,000 freehold

1 Pump Cottage, Wish Ward, Rye, East Sussex TN31 7DH

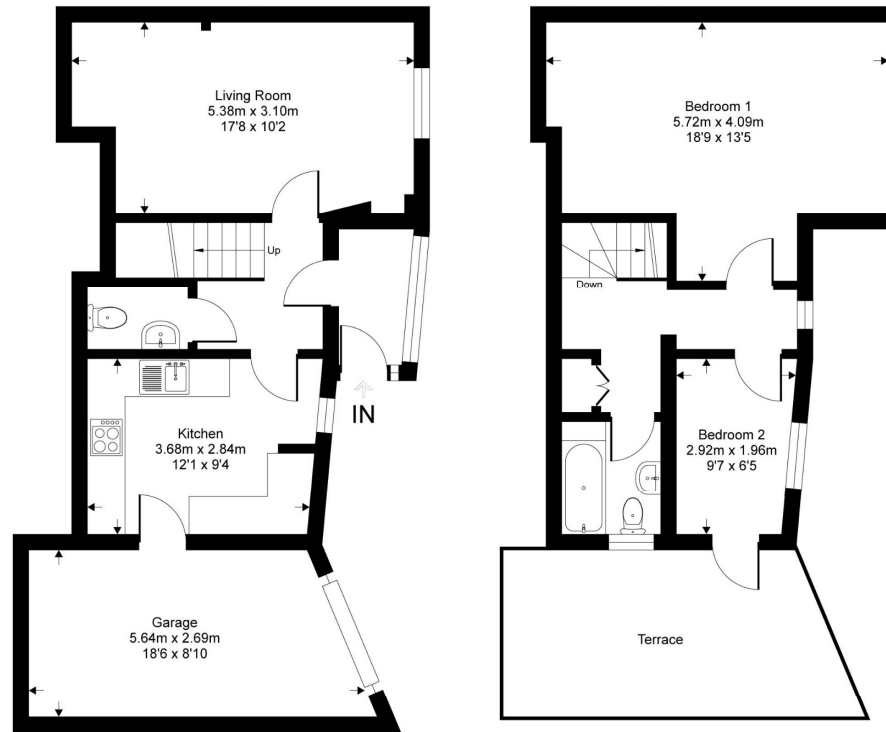


A two bedroom semi-detached cottage with the unusual benefit of an attached single garage and roof terrace situated within the Conservation Area of the Ancient Town and Cinque Port of Rye.

- Entrance porch • Hallway • Living/dining room • Kitchen • Cloakroom • First floor landing • 2 bedrooms • Bathroom • Gas heating • Attached single garage • Roof terrace • EPC rating E

Pump Cottages, TN31

Approximate Gross Internal Area = 78 sq m / 846 sq ft
Approximate Garage Internal Area = 14 sq m / 147 sq ft
Approximate Total Internal Area = 92 sq m / 993 sq ft



Ground Floor

First Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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