

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in the Conservation Area of the Ancient Town and Cinque Port 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 Festival is held annually. From the town there are local train services to Eastbourne and to Ashford with high speed connections to St. Pancras London in 37 minutes (1 hr 13 mins London to Rye). Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

The property forms part of a mixed terrace of houses, No.11 being half of a former Victorian chapel presenting whitewashed brick elevations beneath a pitched slate roof. Bridge Place is a no through road which has off road parking available but on a first come first served basis, not allocated.

The accommodation comprises front door into the **living room** with window to the front and latch door to the kitchen.

Kitchen/dining room with window overlooking the rear garden, range of base and wall mounted units, space for cooker and fridge, stairs off the kitchen to the study and step down to the rear lobby.

Rear lobby with doors to the rear garden and bathroom

Galleried mezzanine study with window to the rear overlooking the garden.

Bathroom comprising panelled bath, wash hand basin with cupboard under, w,c, bidet, windows to rear and side, built in cupboard.

First floor landing doors off to both bedrooms.

Bedroom 1 window to the front, built in cupboard.

Bedroom 2 window to the rear overlooking the garden, built in cupboard.

Outside: To the rear is a fence enclosed garden with paved terrace and bordering flower beds overlooking The Salts. A residents parking permit can be obtained for parking to the front.

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

Price guide: £385,000 freehold
11 Bridge Place, Rye, East Sussex, TN31 7LN



A two bedroom Victorian house converted from a former chapel situated in the Conservation Area of the Ancient Town with a garden to the rear.

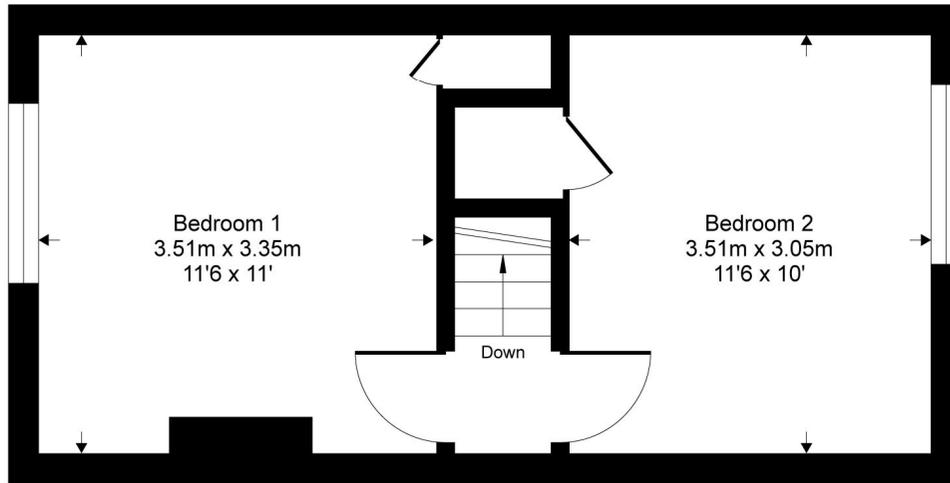
- Living room • Kitchen/dining room with mezzanine study over • Rear lobby • Bathroom
- First floor landing • Two double bedrooms • EPC rating D • Gas heating
- Rear garden • Parking available in Bridge Place (not allocated)



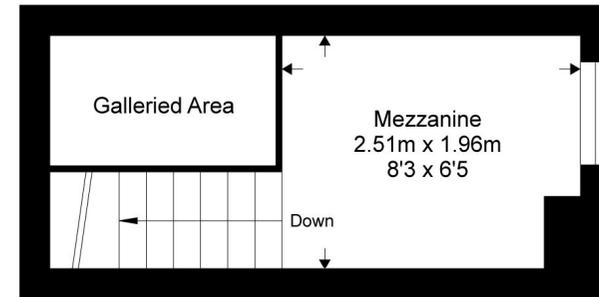


Bridge Place

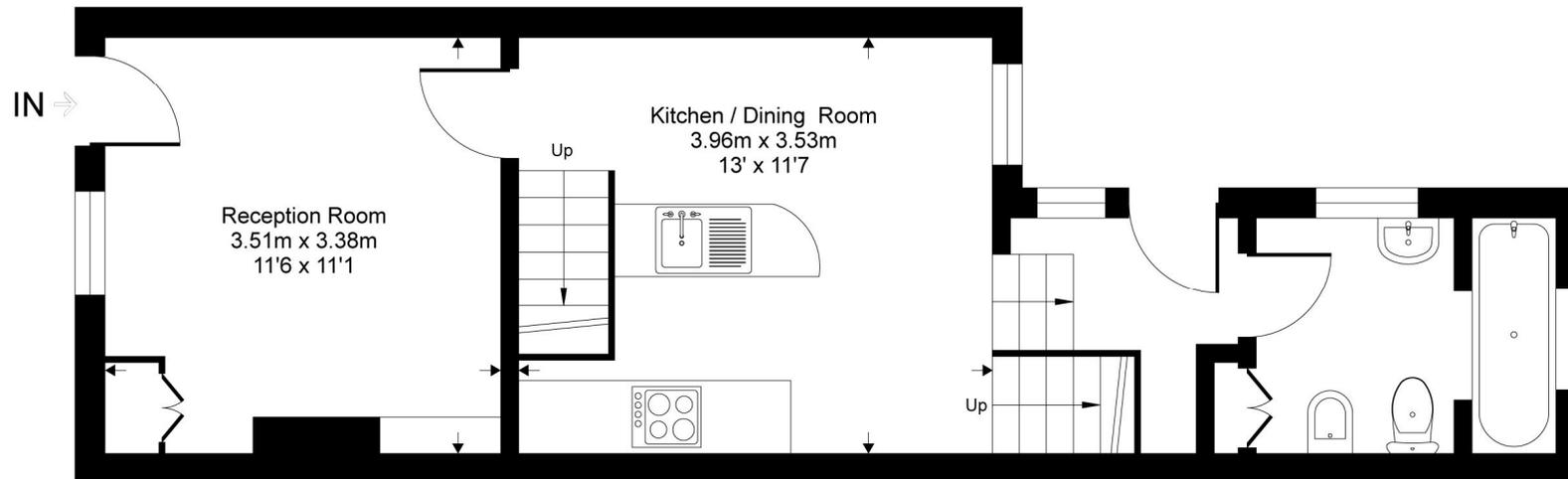
Approximate Gross Internal Area = 67 sq m / 717 sq ft



First Floor



Mezzanine



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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