



AVIEMORE GUEST HOUSE, 28 - 30 FISHMARKET ROAD,
RYE, EAST SUSSEX, TN31 7LP

ANDERSON
HACKING

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GUIDE PRICE: £735,000

A stylish contemporary and mid century styled guest house set within the Rye Conservation Area offering 4 double bedrooms with ensuite shower/WC's and 2 Junior suites with sitting rooms. This detached property offers a good range of light versatile accommodation benefiting from terrace rear garden and access steps leading up to East Street and walking distance to the centre of Rye and all its shops and amenities.

- Two Entrance Halls
- Two Dining Rooms
- Living Room
- Sitting Room
- Kitchen / Breakfast Room
- Utility / Laundry Room
- Ground Floor Shower Room/WC
- 4 First Floor Double Bedrooms with En-suite Shower /WC's
- 2 Junior Suite Bedrooms with Sitting Rooms and En-suites
- Lower Ground Cinema Room
- UPVC Double Glazing
- Gas Central Heating
- Terraced Rear Garden
- Period Features Throughout
- Eco Friendly Guest House
- Operating Figures Available



Aviemore Guest House, 28 – 30 Fishmarket Road comprises two semi-detached houses that have been converted into a single property of brick construction beneath a pitched tiled roof. The front of the property dates from 1890 with symmetrical bay fronted windows on the ground floor, timber and painted rendered elevations to the first floor, and dormer style second floor elevations. At the rear of the property is a single storey wing of brick construction with a pitched tiled roof.

The property is arranged over three floors and is accessed through a double front entrance into two hallways with a connecting door off which are four reception rooms that are currently used as two dining rooms for the guest house and two further reception rooms at the rear used as an office and guest sitting room. Accessed from the rear reception rooms is a kitchen / breakfast room with open double height eaves ceiling with sky light, sapele fitted wall and base units and work tops, composite sink and drainer and space for a gas cooker. Accessed from the kitchen is a ground floor shower room /WC, while adjoining this and accessed from the side terrace is a utility / laundry room.

There is side access doors from both sides of the kitchen leading out onto small side terrace yards with a wood store situated at the rear of the right hand side yard, which also provides access to steps leading to the rear garden and access also up to East Street as well as access back into Fishmarket Road. A side entrance door leads into a small hallway between the right dining room and sitting room with access to both and also steps leading down to a lower ground floor cellar that has been converted into a cinema room.

On the first floor accessed via two staircases from the entrance hallways are four individual double bedrooms all with period fireplaces and ensuite shower rooms/WC. The second floor accommodation provides 2 Junior suites which comprise of double bedrooms, living rooms, one with a bathroom/WC and the other with a shower room/WC.



For a number of years the present owners have run the business as a successful eco friendly guest house. As well as being one of the three top rated establishments on booking.com, it has a five star rating on trip advisor. The property has undergone extensive renovation over the years and is offered in very good, characterful, unique decorative order, yet still retaining the original features. Formally two properties now joined together, it still has two front doors which allows flexibility for owners who wish to live in completely separate, private accommodation.

Externally the property benefits from two small front gardens behind stone walls either side of the entrance steps to the property. On the right hand side is a shared gate that provides access with the neighbouring property 32 Fishmarket Road. This provides access to the side entrance door as well as access to the right side yard and access steps that lead up to East Street as well as providing access to the terraced rear garden. The terrace garden has been planted with numerous trees and shrubs and providing different levels of seating areas for different times of the day.







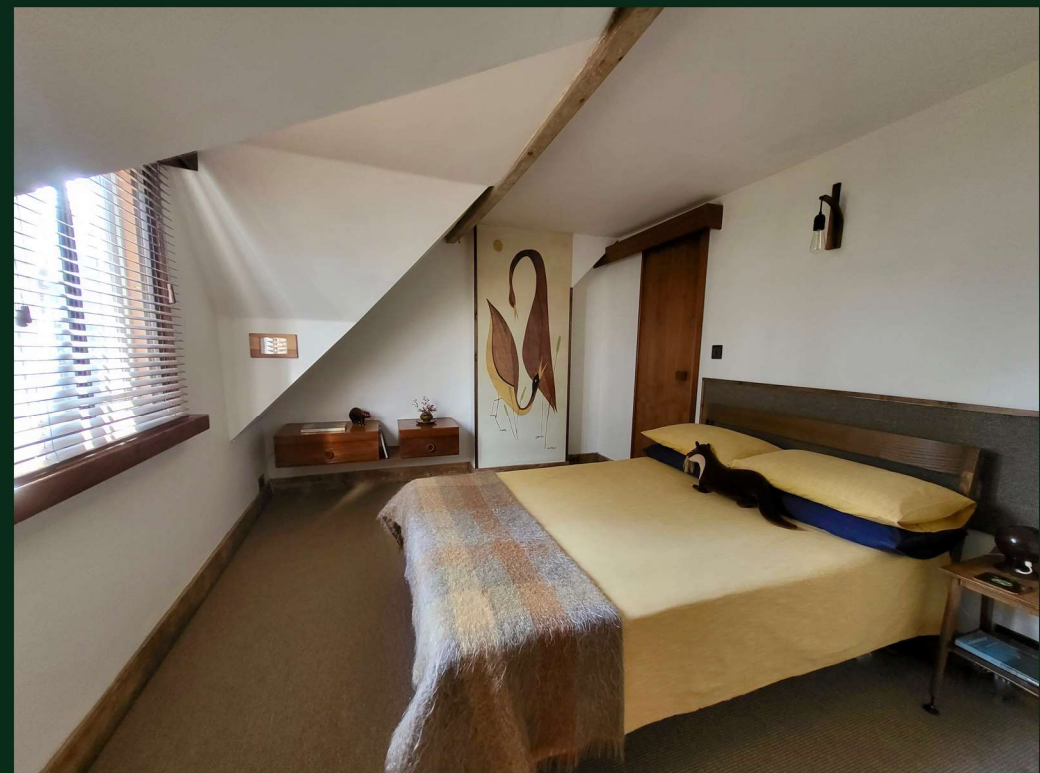
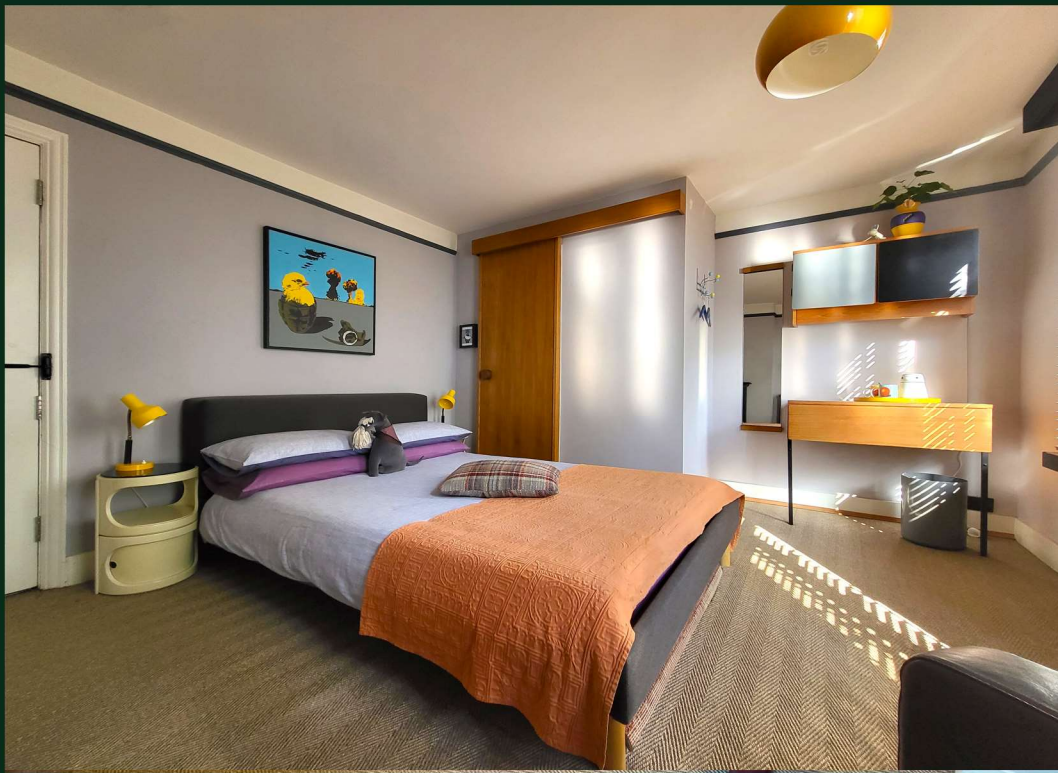
Schools: Rye Nursery, Primary and Secondary schools are all within 500m of the property while within the area are a number of highly regarded private schools including Vinehall, St Ronan's, Marlborough House, Claremont prep schools and further public schools including Kings Canterbury, Eastbourne, Benenden, Buckswood, and Cranbrook Grammar School.

Travel and Transport: Rye Station is 300 metres distant, offering direct services through to Brighton as well as direct links to the high-speed service from Ashford to London St. Pancras (Rye to London 1 hr 8 minutes). The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 as well as Eurotunnel and Dover Ferry Port.

Situation: Aviemore Guest House is situated on the edge of the historic citadel within walking distance of the centre of the Ancient Cinque town 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 and Blues Festival are both held annually and a two screen cinema complex provides a local art hub. The spa town of Tunbridge Wells is approximately 30 miles distant offering further shopping and recreational facilities while closer to the west is the historic town of Hastings with its seafront and promenade, whilst inland are the market towns of Tenterden with its tree lined high street and Ashford with its large McArthur Glen designer outlet retail park. Leisure activities in the area include a local thriving tennis, sailing, and links golf clubs as well as opportunities for cycling, riding, kite surfing on the nearby Camber Sands Beach and walking in the surrounding countryside.







General Information:

Services: Mains Water, Mains Drainage, Mains Gas and Electricity

Mobile Coverage : 3G and 4G Vodafone, O2, EE

Broadband Speed: 67 Mbps (source U switch)

Current Rateable Value April 23: £10,000

Energy Performance Certificate (EPC): Band C

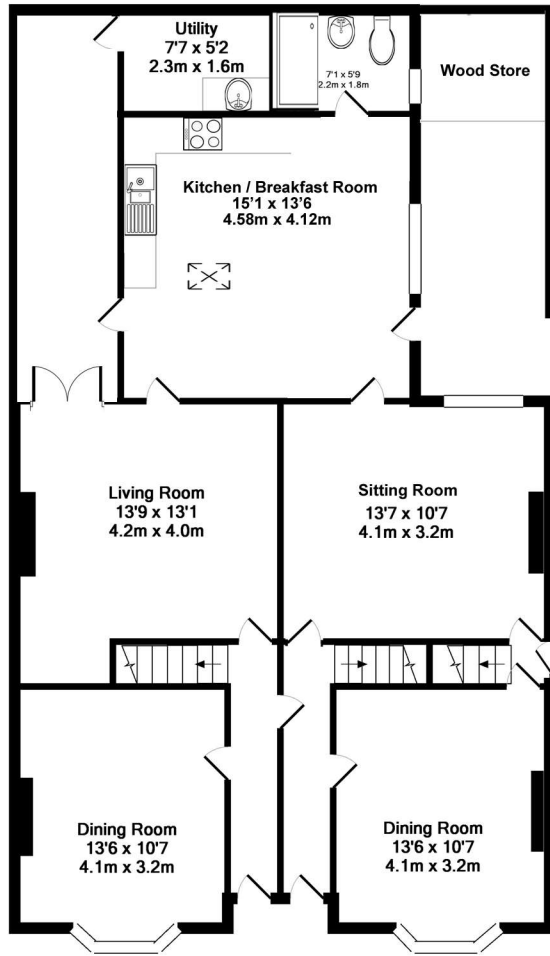
Local Authority: Rother District Council 01424 787000

Tenure: Freehold

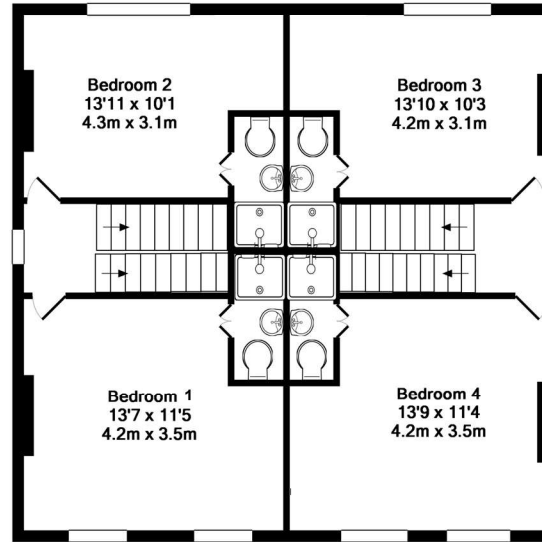
Viewing: Strictly by appointment with agents

– Anderson Hacking on 01797 224852.

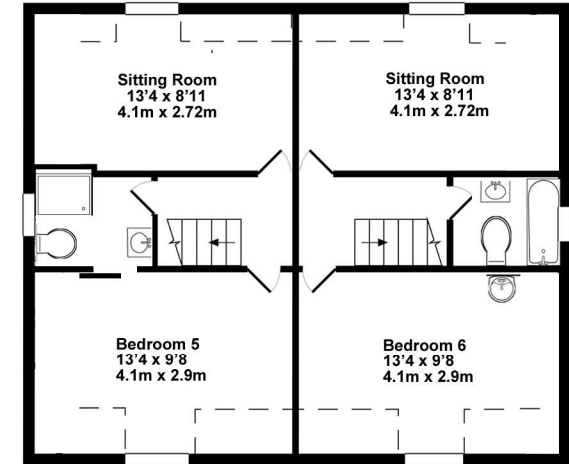
Directions: From Cinque Ports Street go straight ahead into Tower Street turning right through the Landgate arch and into Hilder's Cliff whereby steps on the left hand side will take you directly onto Fishmarket Road where the property will be found on the right hand side after approximately 70 metres.



Ground Floor
Approx. Floor
1005 sq. ft
93.39 sq. m



1st Floor
Approx. Floor
750 sq. ft.
69.72 sq. m



2nd Floor
Approx. Floor
644sq. ft.
59.86 sq. m

Total Floor Area 2,583 sq. ft (240 sq. m.)

Agents Notes: Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding. Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Particulars Dated: February 2024 Photographs Dated: August 2023 / February 2024



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