

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is approached via a narrow passageway in The Mint, a mixed residential and commercial part of the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, including the Landgate and 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 18<sup>th</sup> 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 Arts Festival and Rye International Jazz Festival are both held annually and a two screen cinema is available in Lion Street. From the town there are local train services to Eastbourne and to Ashford with high speed connections to London St Pancras in about 37 minutes. The M20 may be joined at Ashford via the improved and upgraded A2070 and A259. 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 first and second floor maisonette comprising the major portion of a Grade II Listed timber framed building of sixteenth century origin with a scalloped tile hung front elevation. The property is currently run as a popular and successful holiday let.

**Note:** There is no outside space with this property.

**Leasehold details:** 999 year lease from 2005. Further details upon request. In common with many buildings in Rye, this property is subject to a small flying freehold whereby about one metre of the living/dining room passes over the adjoining property, No 39.

The front door to the property will be found in Needles Passage. Entrance hall with turned staircase rising to the first floor. Matchboard panelling to walls.

**Living/dining room** with sash window to the front, fitted period corner cupboard and exposed timber framing. Interconnecting door to bedroom 1.

**Kitchen/breakfast room** fitted with a range of built in cabinets incorporating a slimline dishwasher, fridge and washer/dryer, 4 burner gas hob with oven under and filter hood over. Additional cupboard built into an inglenook fireplace. Vaulted ceiling and sash window overlooking Needles Passage with distant views beyond.

**Bedroom 1** built in cupboard, sash window to front overlooking The Mint.

**Shower room** fully tiled comprising shower enclosure, w.c, wash hand basin, window to rear, heated towel rail.

**Second Floor Bedroom 2** with dormer window to the rear and part vaulted ceiling, painted floorboards. Interconnecting door to,

**Bedroom 3/study** with matchboard panelling to the walls, painted floorboards and dormer window to the rear.

Services: Mains water, electricity, gas and drainage. Gas central heating.

Council Tax Band: To be confirmed

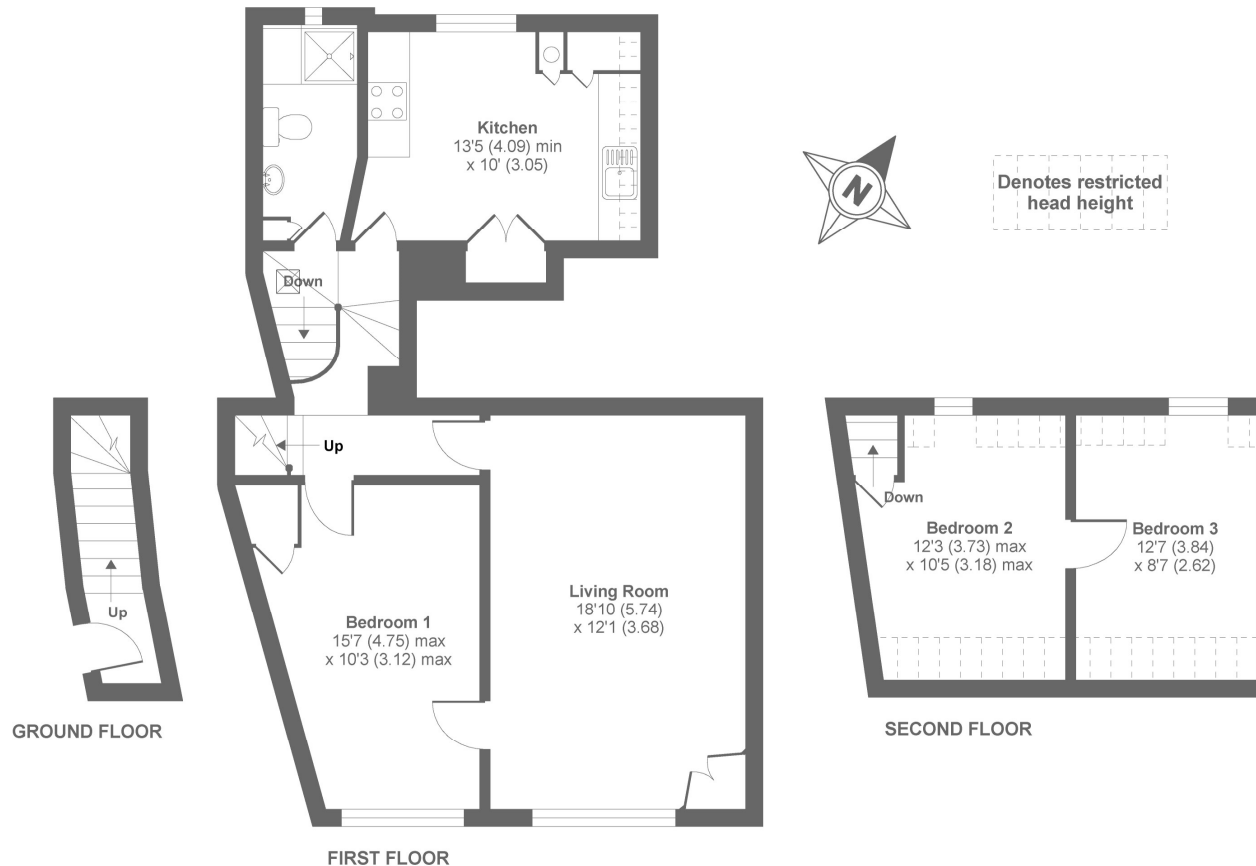
Asking price: £380,000 Long leasehold (999 years)

Farthing House, Needles Passage, The Mint, Rye, East Sussex TN31 7EN



A well presented first and second floor maisonette forming the major portion of a heavily timbered sixteenth century period Grade II Listed building situated within the Conservation Area of the Ancient Town and Cinque Port of Rye.

- Entrance hall • First floor landing • Living/dining room • Kitchen/breakfast room • Bedroom 1 • Shower room
- Second floor bedroom 2 interconnecting with bedroom 3/study • EPC rating E



**APPROX. GROSS INTERNAL FLOOR AREA 935 SQ FT 86.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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