

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is located on one of the approach roads to 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 an extensive range of shopping facilities, smaller retail units, guest houses, cafes, gym, sports centre, art/antique galleries 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 (55 mins) and to Ashford International (22 mins), from where there are high speed connections to London St. Pancras in 37 minutes and from there to Paris, Brussels and Amsterdam via Eurostar. Sporting facilities in the area include golf at Rye and Cooden, sailing and many fine countryside and coastal walks.

A recently refurbished end of terrace Victorian family house presenting mellow brick external elevations set with timber frame windows, including a two-storey bay to the front with decorative gable brackets and truss, beneath a pitched slate tiled roof. The spacious and versatile accommodation is arranged over three floors, as shown on the floor plan.

A panelled front door with a fanlight opens into an entrance vestibule with a part glazed inner door with stained glass panels opening to a reception hall with exposed floorboards, stairs to the first floor and panelling to dado height.

The living room has a wide bay window to the front, exposed floorboards, a cast iron fireplace and built in cupboards to either side with display shelving above. A wide opening links the sitting room, which has moulded cornicing, exposed floorboards, a fireplace and part glazed double doors to the conservatory with natural brick walls, black and red checkerboard tiled floor and a glazed door to the garden.

The double aspect breakfast room is central to the ground floor and adjoins the kitchen, which has a window to one side, tiled worksurfaces with shelving and drawers beneath, quarry tiled floor, butler sink with mixer tap, space for electric cooker with filter hood

above, a walk-in shelved pantry and double doors to the garden room. A rear hall with a fitted dresser unit leads to the utility room, which has a butler sink, wall cupboards, a door to outside and space for a washing machine and tumble dryer. Adjacent is a cloakroom with a wash basin and w.c. The garden room has a range of built in cupboards and doors to the front and rear lead out to the terrace.

On the first floor, there are three double bedrooms, each with ensuite facilities, a separate cloakroom and a turned staircase leading to the upper floor. Bedroom 1 is a double aspect room with windows to the side and rear, panelled walls, a range of built in mirror door wardrobes and an en suite shower/dressing room with a large walk-in shower, counter top wash basin with projection wall mounted mixer tap and w.c. Bedroom 2 has a large bay window to the front, an ornamental fireplace, built in wardrobes and an en suite bathroom with period style fittings including a high level w.c, a freestanding roll top bath with shower and screen over and a cast iron wash stand with an oval basin and marble resin surround. Bedroom 4 has a window to the rear, a shower enclosure, wash basin and w.c.

On the second floor, there is a further double bedroom with a dormer window to the front and an ensuite shower room with a tiled floor and modern white fittings comprising a shower enclosure, wash basin and wc.

Outside: The part walled garden is a particular feature of the property being of an unusually good size for a town house with the plot extending to approaching one third of an acre. Immediately adjacent to the rear of the house is a wide old brick and paved terrace flanked by herbaceous borders containing perennial plants, shrubs and seasonal flowers. Adjacent is a former greenhouse base 7.5m x 3.8m with black and red tiles and a pergola and beyond, a large expanse of level lawn interspersed with mature trees and shrubs. To one corner is a timber garden store/studio and to one side of the terrace is a brick-built outbuilding providing useful storage / workshop space. To the front of the house is an ornamental garden with low brick walls and a mature wisteria and beyond the property there is unrestricted lay-by public parking.

Guide price: £995,000 Freehold

61 Ferry Road, Rye, East Sussex TN31 7DJ

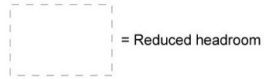


A substantial, refurbished Victorian family house, affording stylish, versatile accommodation, set within an unusually large plot of about a third of an acre close to the town centre.

- Entrance vestibule • Reception hall • Living room • Sitting room • Conservatory • Breakfast room • Garden room
- Kitchen • Utility room • Cloakroom • Landing • Four double bedrooms all with en suite facilities • EPC rating D
- Large garden with outbuildings • Unrestricted public lay-by parking to the front

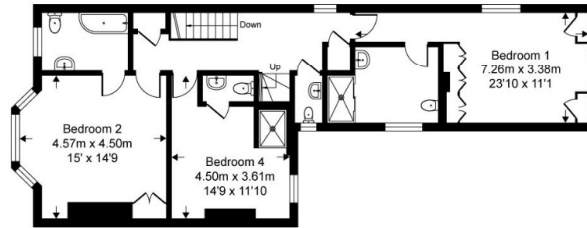


Services: Mains electricity, water, gas and drainage.  
EPC rating D  
Council Tax Band D  
Predicted mobile phone coverage: 4G on EE, Vodaphone, Three and O2  
Broadband speed: 70.57 Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

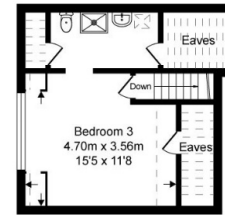


# Ferry Road

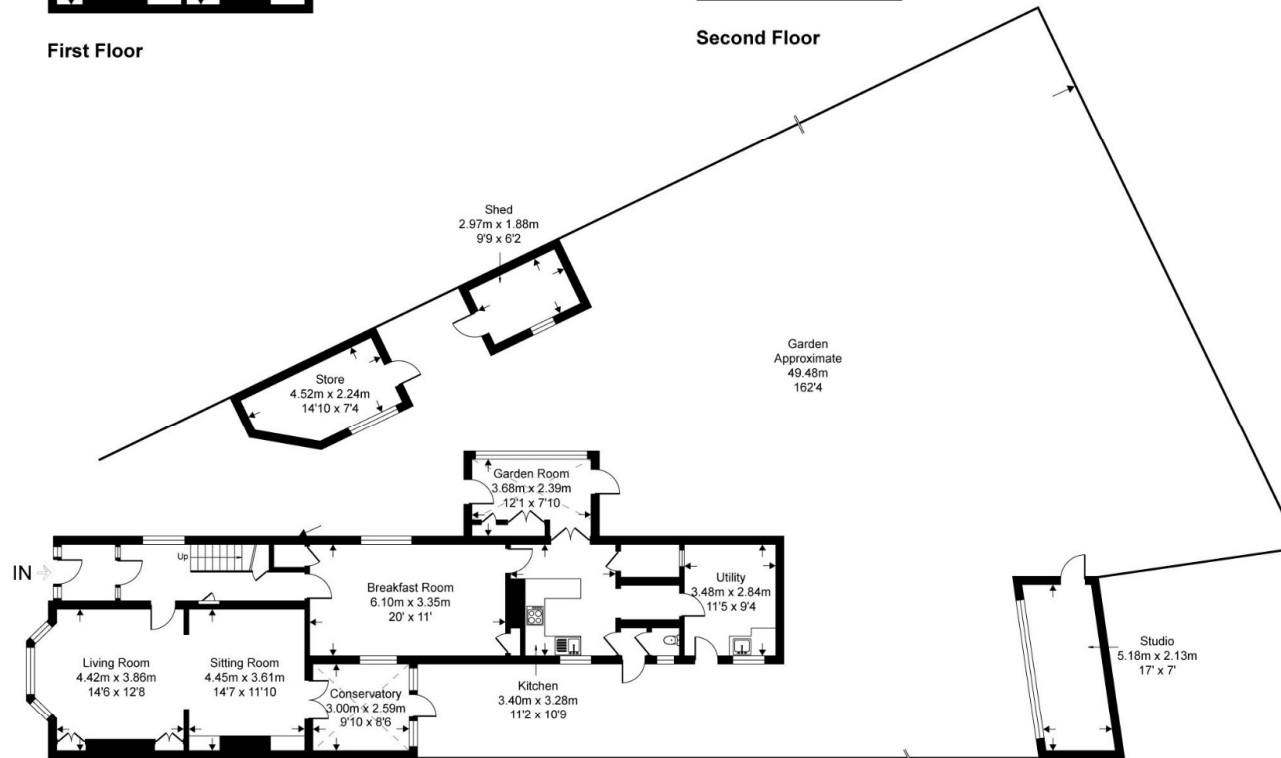
Approximate Gross Internal Area = 230 sq m / 2472 sq ft  
 Approximate Outbuildings Internal Area = 26 sq m / 278 sq ft  
 Approximate Total Internal Area = 256 sq m / 2750 sq ft  
 (excludes restricted head height)



**First Floor**



**Second 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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN  
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338  
0870 1127099

rye@phillipsandstubbs.co.uk  
mayfair@phillipsandstubbs.co.uk

[www.phillipsandstubbs.co.uk](http://www.phillipsandstubbs.co.uk)