

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located in the lea of the Landgate, one of the four original fortified entrances, in the Conservation Area of the Ancient Town and Cinque Port of Rye renowned for its historical association and fine period architecture. From the town there is a train service to Eastbourne and Ashford International from where there are high speed connections to London St Pancras in 37 minutes. To the west is the historic town of Hastings with its seafront, promenade and Old Town whilst inland are the towns of Battle and Tenterden with tree-lined High Street and green swards. Sporting facilities in the area include golf at Rye, Cooden and Littlestone. Rye Lawn Tennis club is nearby and there are numerous coastal and countryside walks in the area.

An attached Grade II Listed property of late eighteenth century origin with a twentieth century façade, including the shop front, presenting red brick and part tile hung elevations under a tiled shallow pitched roof. The property is arranged over three levels, as shown on the floor plan, and comprises a ground floor shop with a separate first and second floor apartment thereby offering the potential to either run your own business whilst living above or alternatively, to generate a rental income from both the shop and the apartment. Details of the estimated rental income upon request.

The ground floor shop, which has previously run as a gallery and an independent wine retailer and importer, comprises a good showroom/retail space, together with a useful office/store, cloakroom and door out to a small courtyard garden over which the neighbouring property has a pedestrian right of way.

The characterful apartment, which is set over two floors, has a front door to the side of the property leading into an entrance hall with an internal door to the shop and stairs rising to the first floor landing.

The double aspect sitting / dining room has a delightful bay window providing views of the Landgate and an Art Nouveau style fireplace.

The kitchen / breakfast room has a window to the side, a fitted range of cupboards with drawers, wooden worksurfaces with below counter space for a fridge and washing machine, a stainless-steel sink unit, space for an electric cooker, a built-in larder, a plate shelf, dado rail, wall mounted gas boiler and exposed floorboards.

The shower room has modern fittings comprising a walk-in shower enclosure with rain shower, a pedestal wash hand basin and a close coupled wc.

On the second floor, there is a double bedroom with a window to the front providing views over the Landgate and roof-scape views over the Ancient Town, a range of fitted eaves storage cupboards and a built-in wardrobe cupboard.

Services: Mains gas, water, drainage and electricity.

Local Authority: Rother District Council.

Apartment: Council Tax Band B

Shop: Current Rateable value: £3,700. Current small business multiplier 49.9 pence.

Subject to status, eligible for small business rate relief whereby no rates are payable.

Predicted mobile phone coverage: EE, Vodafone, Three and O2

Predicted broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Rivers and sea flood risk summary: Very low risk. Source GOV.UK

Easements; The neighbouring property has a right to run and maintain the existing services beneath No 26.

Directions: Approaching Rye from the north, follow the A268 through Playden and down the hill towards Rye. Turn right into Deadmans Lane and onto The Grove. Follow the road until it becomes Rope Walk and at the junction, turn left onto Tower Street. No. 26 Landgate will then be seen directly in front immediately before you turn right into the Ancient Town through the Landgate.



Guide price: £395,000 Freehold

26 Landgate, Rye, East Sussex TN31 7LH



A Grade II Listed mixed residential and commercial freehold property comprising a ground floor lock up shop and a separate first and second floor maisonette situated in the Conservation Area of the Ancient Town and occupying an important focal position near the historic Landgate.

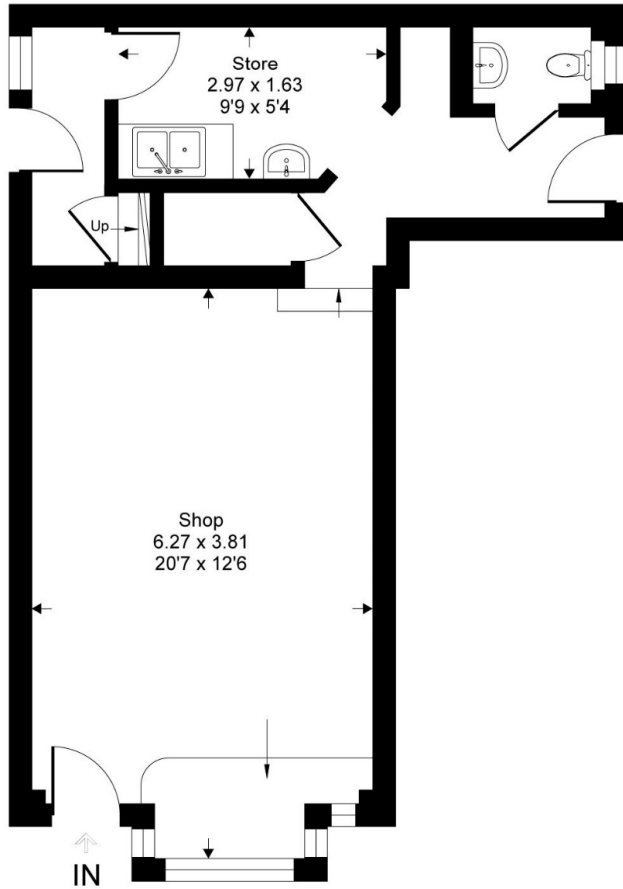
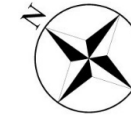
Shop consisting of: Retail area • Office / storeroom • Cloakroom • Small courtyard garden • CEPC rating TBA  
Apartment: Entrance hall • Sitting / dining room • Kitchen / breakfast room • Double bedroom • Shower room • EPC rating D



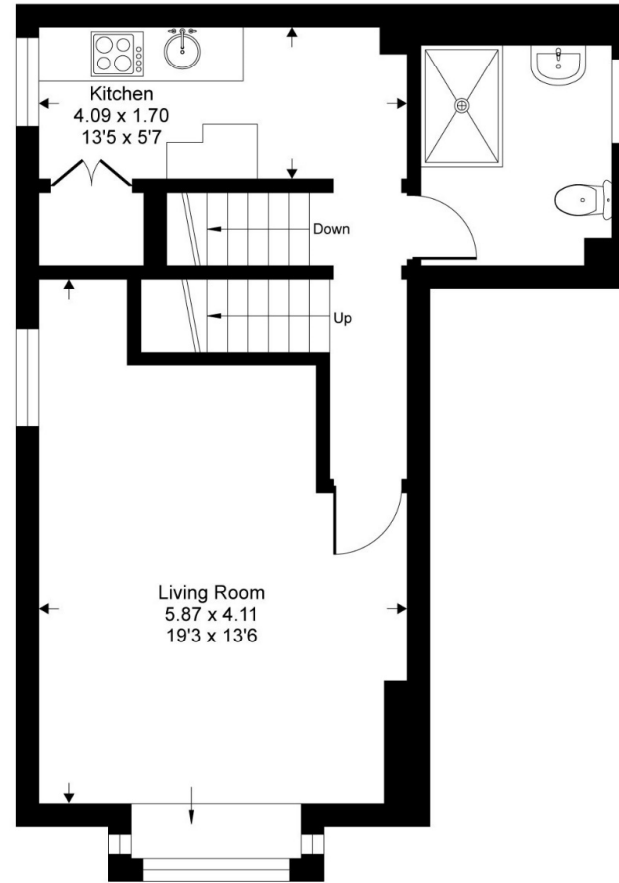
 = Reduced headroom

# 26 Landgate

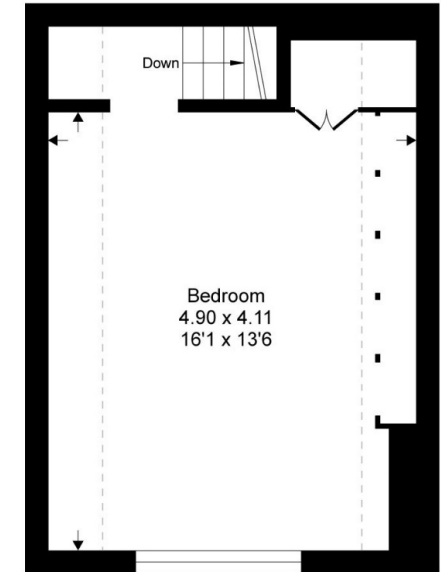
Approximate Gross Internal Area = 100 sq m / 1073 sq ft  
(excludes restricted head height)



**Ground Floor**



**First Floor**



**Second 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

**Important Notice:**

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



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)