

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in the citadel area of the Ancient Town and Cinque Port of Rye renowned for its historical associations and fine period architecture including the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and eighteenth century Town Hall. From the town there are local train services to Ashford with connections to London and to Paris/Lille/Brussels via the Channel Tunnel. The M20 may be joined at Ashford via the A2070 and A259. To the west is the historic town of Hastings with its seafront and promenade, whilst inland are the towns of Battle with its Abbey and Tenterden with its tree-lined High Street and green swards. Sporting facilities in the area include golf at Rye, Cooden and Hastings, sailing on the south coast and many fine countryside and coastal walks.

Living room with leaded light window to front. Open fireplace, exposed floorboards and studwork to one wall. Polished winding wooden staircase to the first floor.

Kitchen fitted range of 'shaker style' maple wall and base cupboards, beech work surface with one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splashbacks, fitted stainless steel electric hob with extractor hood over and oven under, integrated fridge, exposed timbers and floorboards.

Shower room comprising w.c, wash hand basin, shower cubicle, heated towel rail. Slate tiled flooring, window to front, extractor fan.

First floor bedroom 1 exposed timber framing and polished oak floorboards. Trap door to living room (provides access for furniture). Window to front and polished wooden staircase to **Attic bedroom 2** (slightly below eaves) exposed beams. Dormer window to front with distant views over the River Rother towards Rye Harbour.

Note: This property is subject to a small area of 'flying freehold' whereby part of the adjoining property passes over the shower room of no. 2 Hucksteps Row.

Local Authority: Rother District Council. Council Tax Band Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and O2
Broadband speed: Superfast 80Mbps available. Source Ofcom
Flood risk summary: Very low risk. Source GOV.UK

Price guide: £320,000 freehold

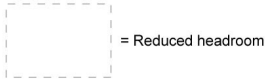
2 Hucksteps Row, Church Square, Rye, East Sussex TN31 7HG



A Grade II Listed period cottage situated along a twitten off Church Square, one of the cobbled areas in the central citadel of the Ancient Town and Cinque Port of Rye.

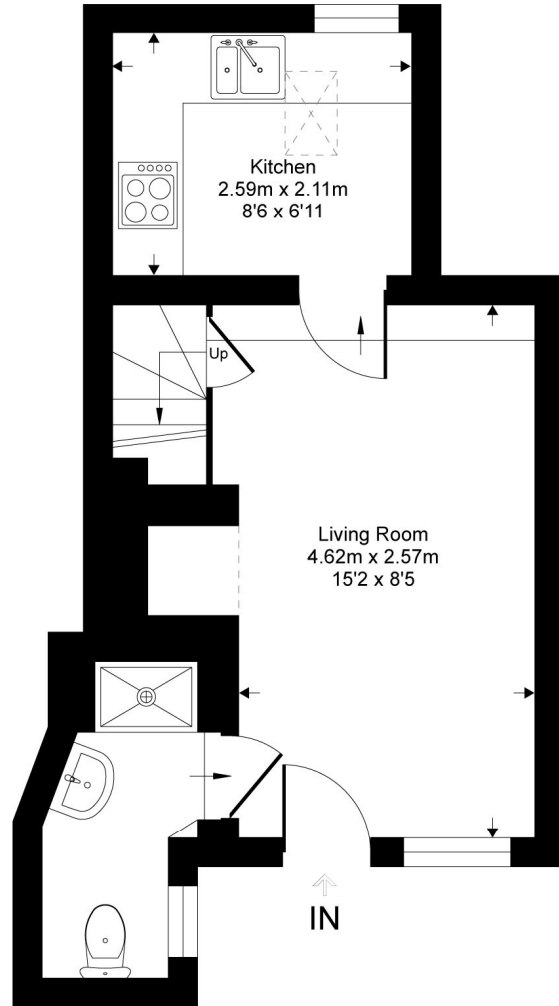
- Living/dining room • Kitchen • Shower room • First floor bedroom 1 • Second floor bedroom 2
- Note: There is no outside space or garden with the cottage



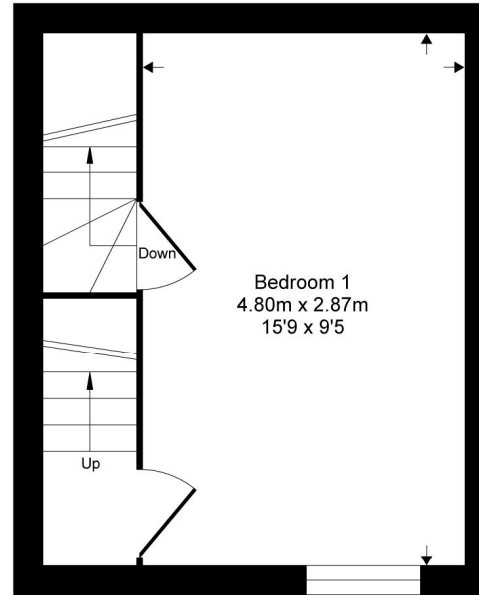


Hucksteps Row

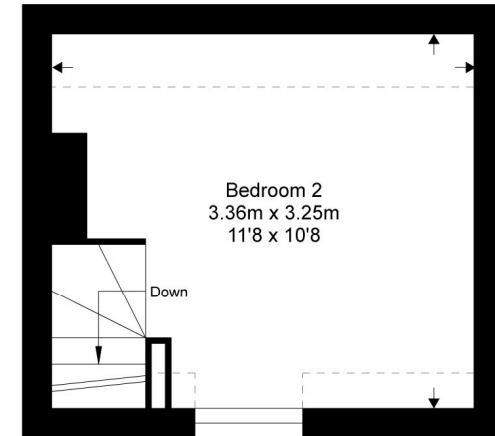
Approximate Gross Internal Area = 51 sq m / 552 sq ft
(excludes restricted head height)



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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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