

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated within the Conservation area of 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 a comprehensive range of shopping facilities and amenities including a Kino cinema, an active local community with the arts being strongly represented, Rye Festival is held annually. From the town there are local train services to Brighton (via Eastbourne) and to Ashford from where there are high speed connections to London St. Pancras (37 minutes). The M20 may be joined at Ashford. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

Bewick Court forms a unique mixed development comprising 10 residential properties and 2 small commercial units designed by Rye based Jonathan Dunn Architects combining contemporary features and a high specification with influences from the period Strand Quay warehouses. Modern materials have been introduced to create a low maintenance building which include Kebony timber cladding to the exterior, powder coated double glazed windows and colour washed render. No 8 is just one of two second floor penthouse apartments.

The well presented accommodation comprises **communal entrance hall** with doors to both front and rear, there is an internal lift and a hardwood staircase to all floors.

Private front door into the **entrance hall** with a range of built in cupboards and skylight. The main living/dining/kitchen area has vaulted ceilings, engineered oak flooring, sliding doors out to the rear balcony. In the dining area there are additional windows to the side and rear.

The well fitted kitchen incorporates base and wall mounted units with integrated appliances including a double oven, gas hob with extractor fan over and dishwasher.

Bedroom 1 has two windows to the front with roofscape views and beyond with Leasam House in the distance. Built in range of wardrobe cupboards. **En suite shower room** comprising tiled shower cubicle, wash hand basin, w.c, heated towel rail.

Bedroom 2 with built in range of wardrobes and window to the front.

Bedroom 3 with a window to the side, built in cupboard and Velux window.

Family bathroom comprising panelled bath with shower over, wash hand basin with drawers under, w.c, heated towel rail and skylight.

The garage has a an electric up and over door, light connected.

Leasehold – each property has a share in the Freehold.

Service charge – currently £3,381.04 per annum.

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

Predicted mobile phone coverage: EE, Vodafone, Three and 02

Broadband speed: Superfast 80Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK

Price guide: £695,000 leasehold

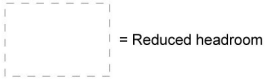
8 Bewick Court, 51 Cinque Ports Street, Rye, East Sussex TN31 7AN



A modern three bedroom penthouse apartment with garage situated within the Conservation Area of the Ancient Town and Cinque Port of Rye.

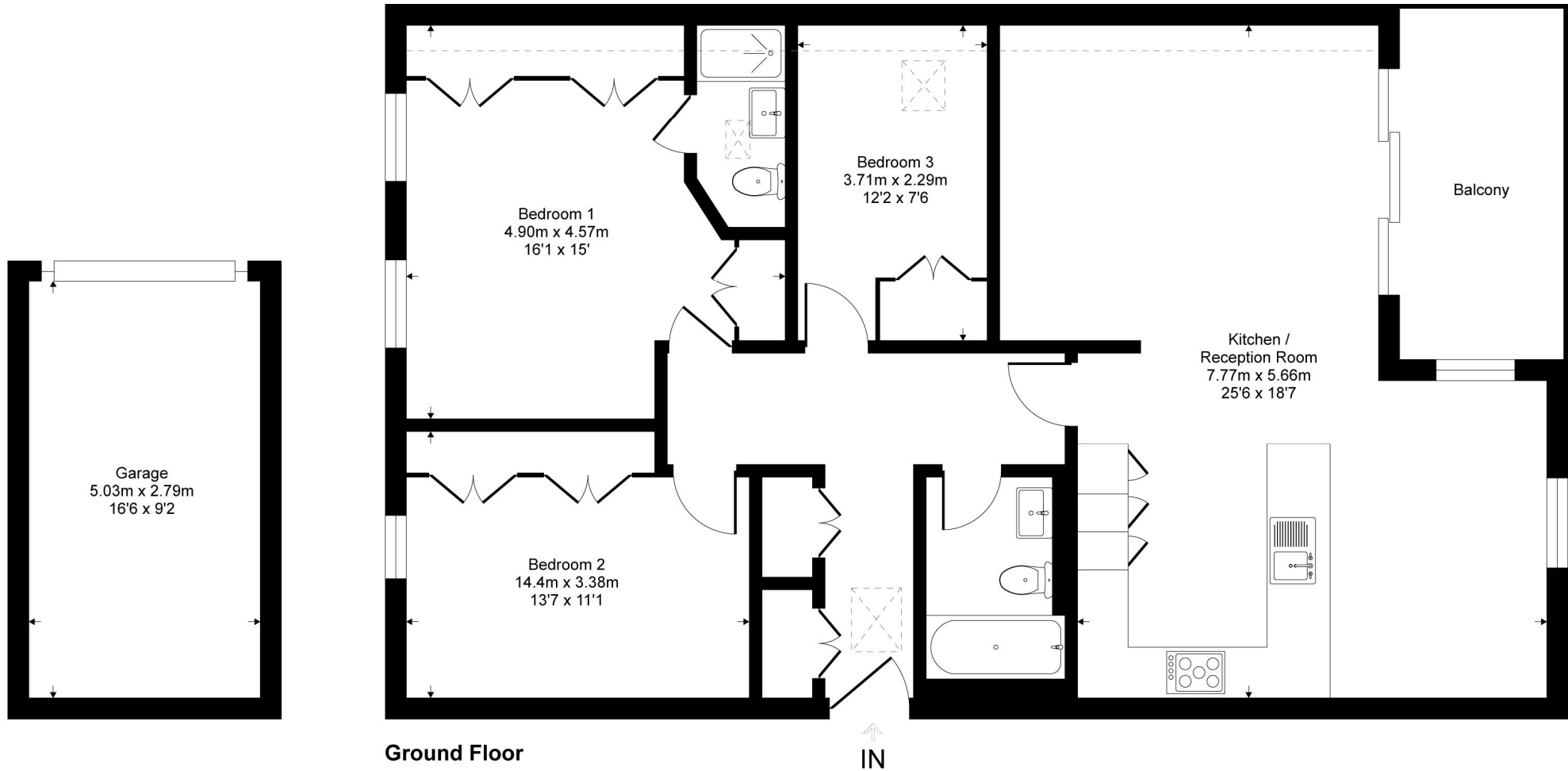
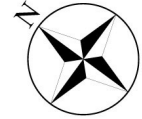
- Communal entrance hall • Private entrance hall • Main open plan living/dining/kitchen with balcony
- Bedroom 1 with en suite shower room • 2 further bedrooms • Family bathroom
- Gas heating • Double glazing • Underfloor heating • Garage • EPC rating B





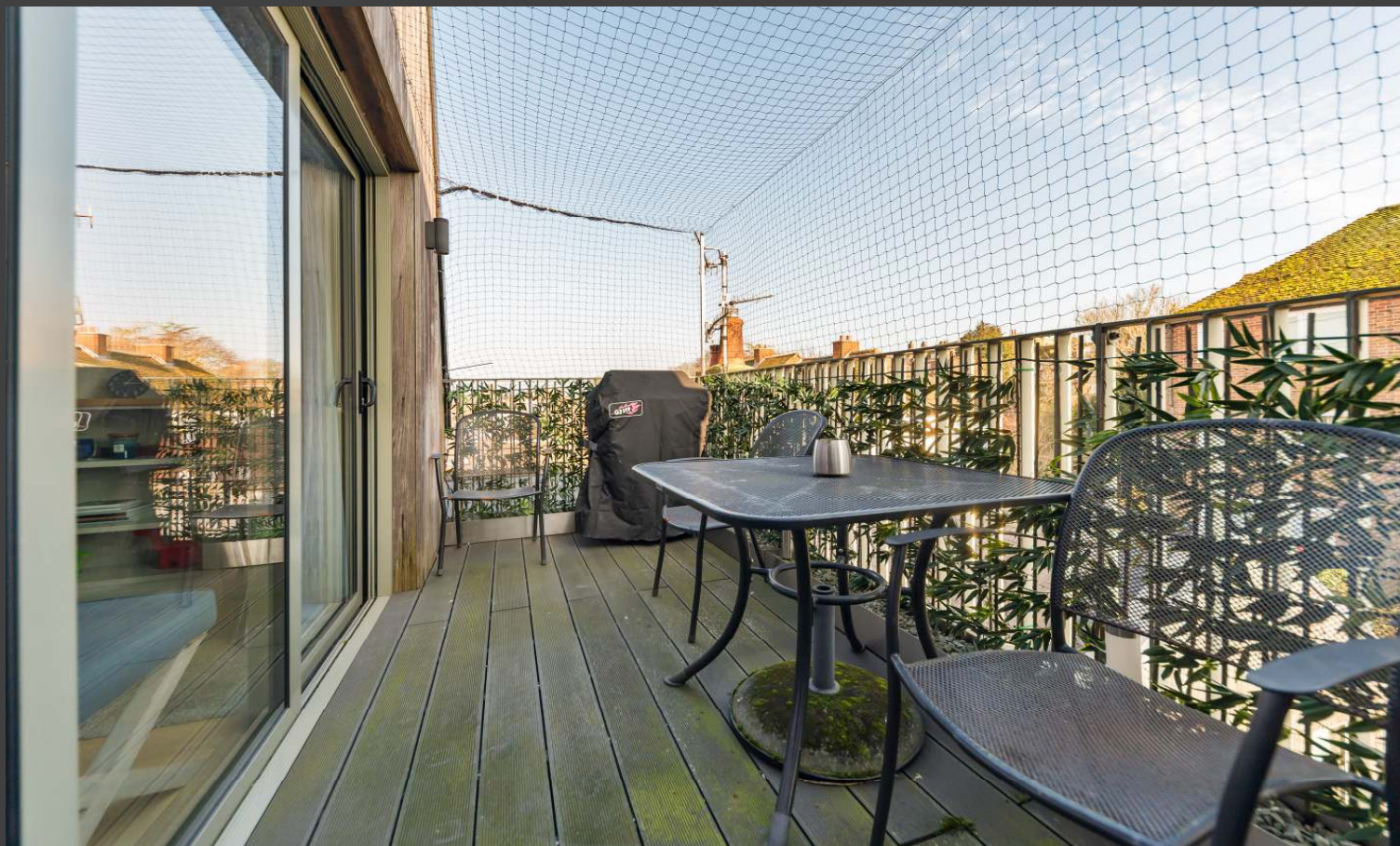
Bewick Court

Approximate Gross Internal Area = 98 sq m / 1060 sq ft
Approximate Garage Internal Area = 14 sq m / 151 sq ft
Approximate Total Internal Area = 112 sq m / 1211 sq ft
(excludes restricted head height)



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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