

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies a commanding position in the heart of 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 an active local community, with the arts being strongly represented. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Brighton and to Ashford with a high speed service to London St. Pancras in 37 minutes. 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.

Flushing House originally formed part of the larger adjoining building which became known as the Flushing Inn and comprises a fine Grade II\* Listed period house of early C16th origin with a jettied upper storey and a moulded bressumer. The lower storey to the front is of eighteenth-century brickwork and the side elevation is weatherboard clad. Over the succeeding 500 years, Flushing House has been used as a separate building, reintegrated and separated a number of times. The property benefits from generally good ceiling heights throughout and affords superb timber framing, including moulded and braced beams synonymous with an important building of the period and still displaying the builders' marks used during the original construction. The well-presented living accommodation, which boasts a fine turning Tudor staircase and bread oven, is arranged over two levels, as shown on the floor plan. Note: The cottage and street featured in BBC1's Mapp and Lucia in December 2014 as the estate agent "Woolgar and Pipstow" and as Dr Dobby's house.

A panelled front door opens from Pump Street into a hall with exposed timber framing and wooden floorboards. The living room has a large window overlooking Market Street, exposed beams and wide floorboards.

The kitchen/dining area, which overlooks the cobbled street, has an ornamental Art Nouveau cast iron fireplace, matchboard panelling to dado height and a range of fitted cabinets comprising cupboards and drawers beneath wood work surfaces with a Belfast sink and mixer tap, an inset four burner gas hob with a stainless-steel oven below and filter hood above and an integrated dishwasher and fridge.

The rear hall leads to shower/cloakroom with a tiled floor and modern fittings comprising a shower enclosure, wall mounted wash basin and close coupled wc. Beyond is a utility room with an original bread oven within an inglenook fireplace and Tudor door to outside, together with a fitted worksurface with an inset stainless-steel sink, cupboards beneath, space for a washer/dryer and a wall mounted gas boiler.

From the hall, a turning Tudor staircase leads down to a medieval cellar and up to the first floor landing where the staircase then continues to a large walk-in roof space on the second floor.

On the first floor, bedroom 1 has two windows overlooking Market Street, moulded ceiling beams, exposed studwork and antique floorboards. Bedroom 2, which overlooks a cobbled street, has an Art Nouveau cast iron fireplace and wide oak floorboards. The bathroom has white fittings including a panelled bath, pedestal wash basin and close coupled wc.

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

Predicted mobile phone coverage: EE, Vodafone, Three and O2  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Guide price: £515,000 Freehold

Flushing House, 2A Church Square, Rye, East Sussex TN31 7LA



A fascinating Grade II\* Listed period property set in a beautiful, quiet cobbled street opposite the church in the heart of the Conservation Area of the Ancient Town.

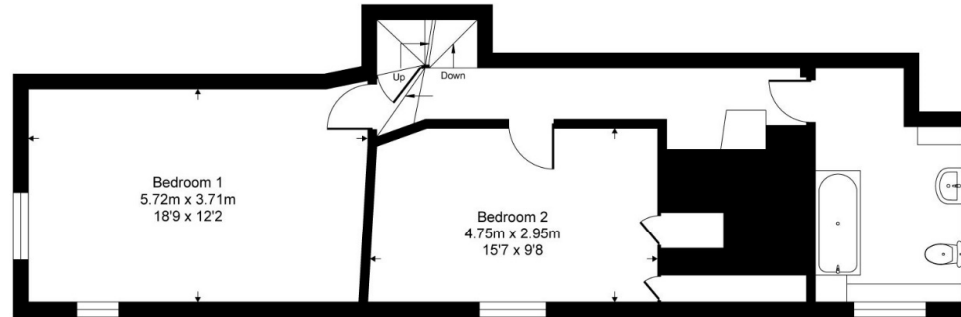
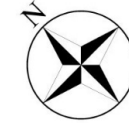
- Hall • Living room • Kitchen / dining area • Rear hall • Utility room • Shower /cloakroom • Medieval cellar
- 2 Double bedrooms • Bathroom • Large walk-in roof space



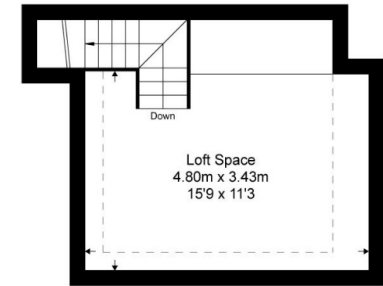


# Church Square

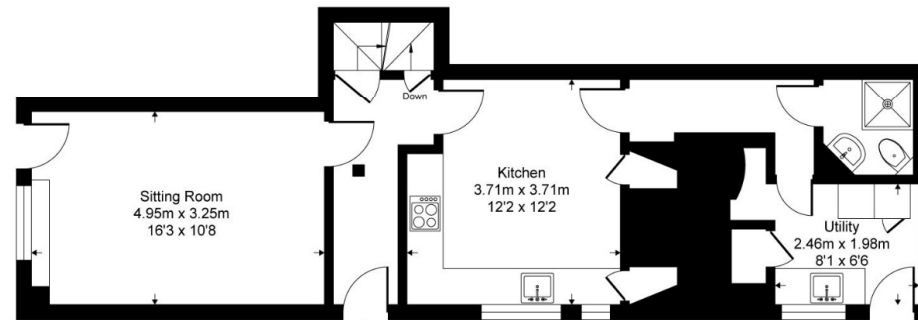
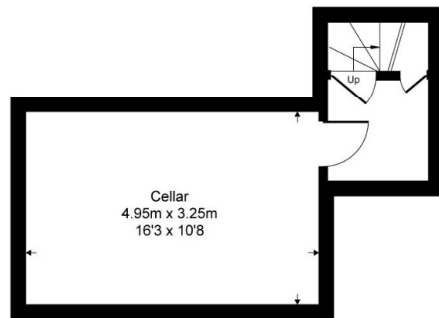
Approximate Gross Internal Area = 153 sq m / 1648 sq ft  
(excludes restricted head height)



**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

**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)