



**Crispins of Rye, 75 The Mint,
Rye, East Sussex TN31 7EW**

Crispins of Rye, 75 The Mint, Rye TN31 7EW Guide Price : £425,000

75 The Mint is a deceptively spacious Grade II Listed attached three storey Freehold property with basement, which combines a retail shop on the ground floor with two bedroom apartment above, and benefits from being located in a prime trading position in the heart of the historic citadel of Rye.

This lovely period building, with its prominent frontage and superb trading location comprises a retail shop, office area, store and toilet on the ground floor, formerly an established shoe shop, and a two bedroom self-contained apartment to the first and second floors, which has previously been a successful holiday let.

There is also a useful basement for additional storage and a rear courtyard which can be accessed separately from the shop or via a rear gate. Although the existing shop is long established, the space available on the ground floor offers enormous potential for a variety of uses, subject of course to the necessary licenses and permissions, and the accommodation above could not only generate an income as a holiday let but could alternately provide permanent residential accommodation for long term tenants or anyone wanting to live above the business.

The property's location means that it is brilliantly situated to take full advantage of the town's amenities and considerable passing trade, both local and tourist. Please note there is NO CHAIN and this property comes with full vacant possession

- Attached Grade II Listed Retail / Residential property
- Superb trading location in the heart of historic Rye
- Freehold with vacant possession / No chain
- Arranged over three floors plus basement and courtyard
- Retail shop, office, store / stock room and toilet to ground floor
- Two-bedroom self-contained apartment above
- Potential as a holiday let / rental / permanent home
- Rye boasts many independent thriving businesses
- Romney Marsh and coast a stone's throw away
- Mainline station with lines to Brighton and Ashford International connecting with High Speed to London

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The accommodation comprises the following with approximate dimensions :

SHOP FRONT RETAIL SPACE 12'9 x 11'2. The entrance door opens into the main retail space which is bursting with period appeal and has a large square bay window to the front. An electric shutter can be brought down when the shop is closed to divide this space, securing the shop on one side and providing a passageway on the other to the entrance to the apartment above.

An open archway leads through to the rear **SHOP AREA / OFFICE** 11' X 10'5. From where the store / stock room and cellar can be accessed. French doors at the back open onto the small outside courtyard area beyond.

STOCK ROOM 11'5 x 4'11. A useful storage space which is handily positioned to the rear of the office area. The boiler is housed in this room. Plumbing for washing machine. Sliding door to **CLOAKROOM** Comprises a wash basin and WC.

BASEMENT 11'10 x 6'10. A door from the office opens onto stairs that lead down to the cellar, currently used as additional storage space.

APARTMENT A door from the retail area at the front of the property gives access to the self-contained apartment on the first and second floors above. A small lobby area at the top of the stairs provides space for cloaks. Door to kitchen.

KITCHEN 7'3 x 5'11. Fitted wall and base units with laminate worktops. Sink, drainer and mixer tap. Space for freestanding cooker and under counter fridge. Doors to sitting room, bathroom and stairs to second floor.

BATHROOM Comprises a panelled bath with shower over and shower screen, wash basin, WC and heated towel rail.

SITTING ROOM / DINING ROOM 12'4 x 11'2. This spacious room, with its beautiful feature fireplace and window to the front giving lovely views over The Mint below, is a wonderful place to sit, relax, eat and watch the world go by.

Stairs from the landing lead to a landing on the **SECOND FLOOR** which gives access to the two bedrooms. Loft hatch and built-in cupboard.

BEDROOM 1 12'3 x 11'0. A good size double bedroom with pretty feature fireplace and window to the front giving lovely views over the rooftops of Rye and the countryside beyond. Built-in wardrobe. Cupboard housing hot water cylinder and shelving.

BEDROOM 2 10'9 x 7'0. A single bedroom with built-in wardrobe and window to the rear giving a different perspective of Rye's historic centre.

OUTSIDE To the rear of the ground floor there is a small courtyard area which has a gate leading to an pathway at the back, over which we understand this property has a right of way.

SERVICES Mains: water, electricity, gas and drainage. EPC: Exempt. Local Authority: Rother District Council. LOCATION FINDER what3words: [///snow.beads.petal](https://www.what3words.com/snow.beads.petal)

SITUATION: This property is on the main thoroughfare in the heart of the Conservation Area of the charming Cinque Port town of Rye, renowned for its historic significance, quirky shops and festivals, meaning that it is a major tourist destination all year.

The town caters for every day life and tourists alike, and has a range of shopping, health and leisure facilities, great cafes, restaurants, pubs and hotels. Rye has also become something of an arts centre with many galleries and craft shops. There are also annual Rye Arts and International Jazz Festivals, a two-screen Kino cinema complex, and for lovers of seafood the annual Rye Bay Scallop festival is a must.

The Romney Marsh countryside that surrounds Rye is spectacular and with the coast just a stones throw away there are many good walks and leisure activities to pursue.

For public transport, the town has local train services to Eastbourne / Brighton and to Ashford, from where the High Speed connection to London St. Pancras can have you in the capital in 37 minutes.

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Ground Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



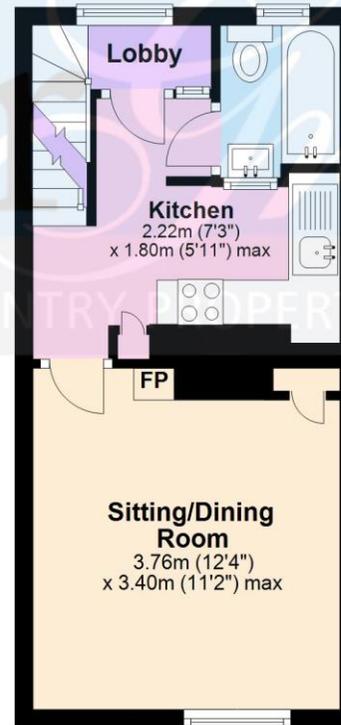
Cellar

Approx. 10.0 sq. metres (107.4 sq. feet)



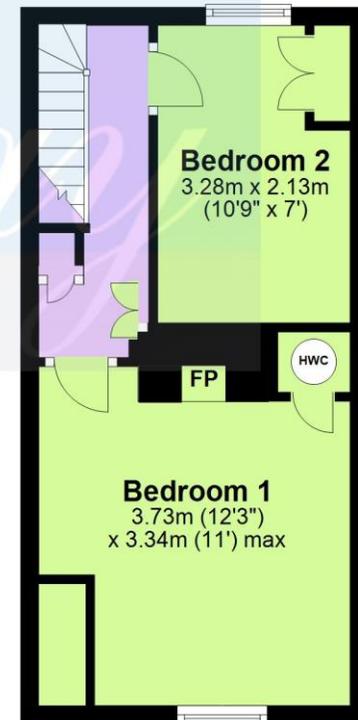
First Floor

Approx. 27.0 sq. metres (290.3 sq. feet)



Second Floor

Approx. 25.7 sq. metres (276.3 sq. feet)



Total area: approx. 95.2 sq. metres (1024.3 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



