

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated on one of the main approach roads in the Conservation Area of the Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications, including the Landgate and Ypres Tower, and fine period architecture with half-timbered houses clustered around the Parish Church of St Mary the Virgin with its ornate gilded Quarter Boys clock and 18th century Town Hall with open arcaded lower storey and cupola on the roof. 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. Rye Festival is held annually. From the town there are local train services to Hastings and Eastbourne and also to Ashford from where there are high speed connections to London St. Pancras (37 minutes).

The property has been in the same family ownership and is the first time on the market for over 50 years. An increasingly rare opportunity to purchase one of the last unrestored buildings in the Conservation Area. An attached Grade II Listed building presenting brick elevations set with sash windows beneath a pitched tiled roof.

Formerly three cottages, the property was also a restaurant, however, that ceased to trade approximately 30 years ago, since then the interior of the building has fallen into disrepair and now requires complete renovation and modernisation throughout.

The rooms and layout can be seen on the accompanying floor plan. The rear courtyard garden has a large outbuilding/shed and there are steps with a gate leading out onto Turkey Cock Lane, a small pedestrian lane that links Conduit Hill to the Landgate and Hilder's Cliff.

Note: We advise viewers to take care when entering the building as some of the floors are uneven and weak in places. Care should also be taken in the rear garden which is also very uneven.

EPC rating - G

Local Authority: Rother District Council. Council Tax Band F
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

Current Lease is 1000 years from 1721. The vendors solicitors are currently applying for the Absolute Freehold Title. Please enquire for further details.

Price guide: £675,000 Leasehold

6-8 Tower Street, Rye, East Sussex TN31 7AN

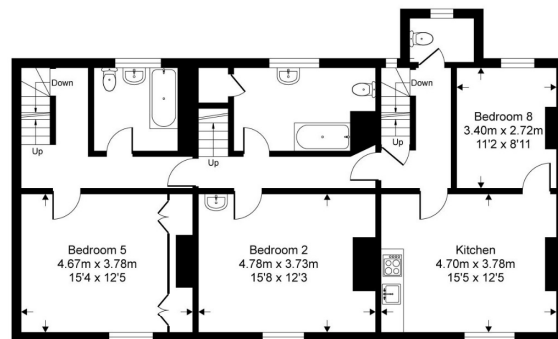
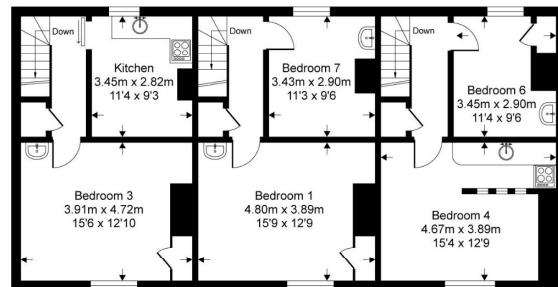
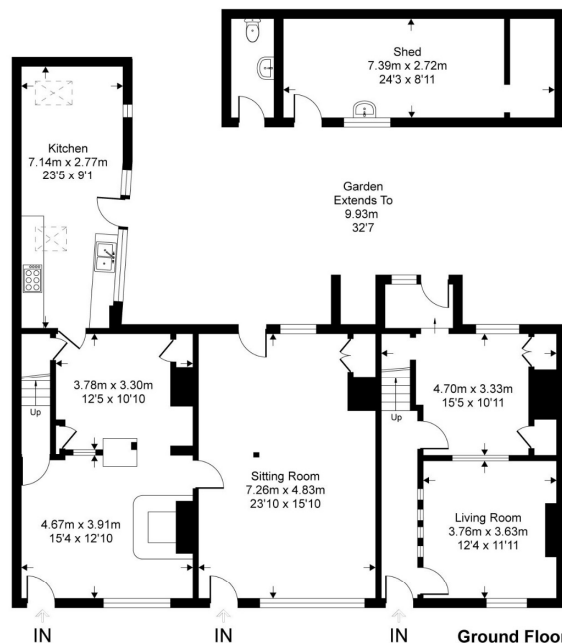


First time on the market in over 50 years - an attached Grade II Listed property, formerly 3 cottages and once a restaurant, now in need of complete modernisation situated in the Conservation Area of the Ancient Town and Cinque Port of Rye



6-8 Tower Street, Rye

Approximate Gross Internal Area = 341 sq m / 3669 sq ft
Approximate Outbuildings Internal Area = 23 sq m / 248 sq ft
Approximate Total Internal Area = 364 sq m / 3917 sq ft



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.

Copyright Casaphoto Ltd. 2024 - Produced for Phillips and 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