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**Flat 2, 5 Watchbell Street,  
Rye, East Sussex TN31 7HA**

## Flat 2, 5 Watchbell Street, Rye, East Sussex TN31 7HA Offers in excess £675,000

This most elegant 2 double bedroom / 2 bathroom luxury first floor apartment, with south facing roof terrace offering far reaching coastal views, is situated in a most favoured position in the heart of Rye's ancient Citadel, just a short walk from the centre of town and the many amenities on offer.

This stunning apartment comprises the entire middle floor of a very prominent and most notable 18th Century townhouse, located in a commanding position on one of Rye's most famous cobbled streets.

On entering the property at the back of the building, you can have little idea of the wonderful surprises in store. As you open the door to the apartment itself, you are immediately struck by its stylish elegance and individuality, and as you explore further, you find a "wow" around every corner. The high ceilings, character features, immaculate presentation, stylish bespoke touches, generous proportions, high end fittings and glorious views combine to offer something really special, and if that isn't quite enough, then the lovely roof terrace with its breath taking views towards the sea tops it off beautifully.

Although there are many amenities and attractions to keep you entertained in this thriving historic town, all of which are within walking distance, the glorious surrounding countryside, villages and coast are equally tempting, and only a short drive away. Whilst this property makes a wonderful permanent home, it would also make an ideal second home or "lock up and leave" property. Viewing is highly recommended to appreciate all this unique apartment has to offer.

- Elegant, substantial 2 double bedroom / 2 bathroom apartment
- Comprises first floor of Grade II Listed 18<sup>th</sup> Century town house
- Incredibly generous beautifully presented stylish accommodation
- South facing roof terrace with far reaching views towards the sea
- Perfect coastal retreat / second home / 'lock up and leave' property
- Envious location close to Rye's glorious ancient Citadel
- Walking distance of all the many amenities on offer
- Wonderful Romney Marshes and Coast just a stone's throw away
- Railway station with lines to Brighton / Eastbourne and Ashford . No onward chain

**SITUATION:** This lovely apartment is situated close to the ancient Parish church of St Mary the Virgin, in the heart of the Conservation Area of this historic town renowned for its cobbled streets, medieval fortifications and period architecture. Although the town is steeped in history, it also has a comprehensive range of shopping, health and leisure facilities, as well as great cafes, restaurants, pubs and hotels. Rye has also become something of an arts centre with many galleries and local craft shops. There is also an annual Rye Arts and International Jazz Festival and a Kino cinema complex. 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, both on and off the water. The town has local train services to Eastbourne / Brighton and to Ashford, where the high speed connection to London St. Pancras can have you in the capital in 37 minutes.

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A rear entrance door leads into a **COMMUNAL HALLWAY**. Door to basement store and turned staircase to upper floors.

The front door opens into the lovely, welcoming **ENTRANCE HALL** which gives access to the main living space and two bedrooms. Room for free standing furniture. Entry phone system. A further inner hallway leads to all the other rooms in the apartment. Built-in utility cupboard.

**SITTING ROOM / DINING ROOM** 20'8 x 16'2. This fabulous L-shaped room has ample space for both sitting and dining if desired. The large sash windows to the front look out over Watchbell Street with distant views to the sea. Attractive wrought iron fireplace with Adam style surround and arch display cupboards to each side.

**KITCHEN / BREAKFAST ROOM** 12'2 x 11'4. The inviting kitchen / breakfast room has beautiful townscape views to the rear over Lamb House and the Citadel. An exposed brick wall and oak floor make the space warm. The shaker style units are cleverly designed along two walls and comprise various cupboards and drawers with a Butler sink and dark wood work tops.

The high-end appliances include a Miele induction hob with oven below and extractor above, an integrated Bosch dishwasher and under counter fridge. Space for free standing fridge/freezer and table and chairs.

**BEDROOM WITH EN-SUITE** 16'2 x 11'6. This beautiful double bedroom really does have the "wow" factor. With its hand painted bespoke wall art by renowned landscape artist, Fujiko Rose, and **LUXURY EN-SUITE SHOWER ROOM** it has the feel of a 5 star hotel and is the perfect place to relax at the end of the day. A window to the front overlooks Watchbell Street and gives distant sea views.

**BEDROOM 2** 16'1 x 12'7. This very spacious, comfortable bedroom has views over the Citadel and good amounts of built-in storage.

**BATHROOM** A luxury bathroom with panelled bath and shower over, wall-hung shower toilet, wash basin set into a stone topped vanity unit with cupboards above and below.

**UTILITY ROOM** 6'2 x 4'7. This very useful room has worktops with space below for a washing machine and under counter fridge, freezer or dryer. High level storage cupboard.

**OUTSIDE** The good size roof terrace enjoys southerly views to the front along Watchbell Street and to the sea in the far distance. NB: A spiral staircase leads to this terrace from the upper flat as an emergency fire escape.

**Parking** We understand there is a resident's parking scheme is currently in place in Watchbell Street whereby permanent residents only can apply for a 12 month permit to park on a "first come, first served" basis in a controlled zone, subject to availability. Permits are virtual and linked to the vehicle's registration number. Owners of a second home or holiday home are not eligible for a resident's permit. For further details please contact East Sussex County Council Highways team.

**SERVICES** Mains: water, electricity, gas and drainage. Local Authority: Rother District Council.

**Lease Details** We understand that the term of the lease is 150 years from 1966 and that all three apartment owners contribute to a 'sink fund' for repairs and agree all maintenance charges. A one third share of the freehold transfers with the property. Service charge is £500 per quarter.

**Location Finder** what3words: glows.flirt.slug



# Floor Plan

Approx. 114.2 sq. metres (1229.3 sq. feet)



Total area: approx. 114.2 sq. metres (1229.3 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.



