

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies a prominent position fronting a cobbled street on the south side of Church Square 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; Rye Arts Festival and Rye International Jazz Festival are both held annually. From the town there are local train services to Eastbourne 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.

A Grade II Listed house of early sixteenth century origin continuously jettied to the front with an exposed lime washed timber frame and rendered panels underbuilt with painted brickwork and a canted bay window, all beneath a pitched peg tiled roof. In recent years, the property has been sympathetically refurbished and now provides stylish living accommodation over three levels as shown on the floor plan.

A panelled front door with a fanlight above opens into an entrance hall with antique floorboards and oak studwork open to the living room, which has a bay window to the front, exposed floorboards and an inglenook fireplace with stone jambs and a fitted wood burning stove.

The kitchen/dining room has exposed ceiling beams and timber framing, a flagstone floor, a brick fireplace and steel multi-paned double doors with matching side panels opening to the garden. The kitchen area is fitted with a range of painted shaker style cabinets beneath a wood block work surface, together with a matching island unit with cupboards under a granite worktop, an undermounted sink with a mono tap, an inset electric hob and a built-in oven. Adjoining is a utility cupboard with space for a washing machine and tumble dryer and a walk-in storage cupboard housing the hot water cylinder and Heatrae electric flow boiler. Also on the ground floor is a cloakroom

comprising a w.c and wash basin with vanity cupboard and emerald green glazed tiled splashback.

On the first floor, there is a landing with stairs to the second floor and a storage cupboard beneath. Bedroom 1 has exposed timber framing and antique floorboards, together with steel multi-paned double doors opening onto a rear balcony with a cast iron balustrade and views towards Camber Castle and the sea in the distance. Bedroom 2, which overlooks the church yard, has exposed beams and studwork, an inglenook fireplace and antique floorboards. The bath/shower room has high quality contemporary fittings including a freestanding oval bath with a floor mounted mixer tap and shower attachment, a close coupled wc, a walk-in shower enclosure with metropolitan tiling, a freestanding vanity unit with a marble top and twin wash basins and copper penny flooring.

On the second floor, bedroom 3 has a dormer window overlooking the church yard, a conservation rooflight to the rear with views, exposed timber framing and a walk-in below eaves attic room with a window to the rear.

Outside: The rear garden, which is a particular feature of the property, has a wide area of decking with a mature wisteria above, a useful outhouse/garden store and a meandering old brick path flanked by burgeoning flower and shrub borders underplanted with Euphorbia that leads down to a terrace and a Japanese tea hut / studio designed in the 1970's, by the renowned architect Frederick MacManus OBE (1903-1985) who lived at the property, to take advantage of the elevated outlook enjoying views over the river Rother with the sea in the distance.

Parking: A residents' parking scheme is currently operating in Watchbell Street whereby permanent residents living in Church Square can apply for an annual permit to park, subject to availability, on a "first come, first served" basis in a controlled parking zone. The property also has use of a parking space off South Undercliff.

Guide price: £1,200,000 Freehold

34 Church Square, Rye, East Sussex TN31 7HE



A fabulous, refurbished Grade II Listed early sixteenth century period house fronting a prominent cobbled street in the Citadel of the Ancient Town, overlooking the magnificent parish church to the front and with far reaching views from the rear over the river Rother towards the sea.

- Entrance hall • Living room • Kitchen/dining room • Utility cupboard • Cloakroom • First floor landing • Bedroom I with balcony
  - Two further double bedrooms • Bath/shower room • Attic room
    - Well stocked rear garden with terrace • Small brick outhouse
- Japanese tea hut/studio with views to the river and sea in the distance • Residents' permit parking



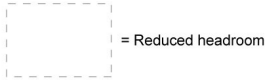
Local Authority: Rother District Council. Council Tax Band F

Services: Mains water, electricity and drainage. Wet electric central heating via a Heatrae boiler with a Nest thermostat to modern column radiators

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

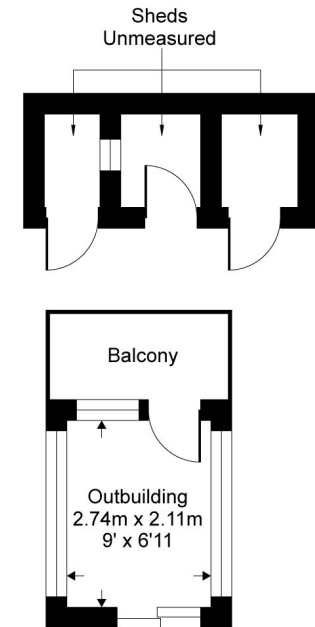
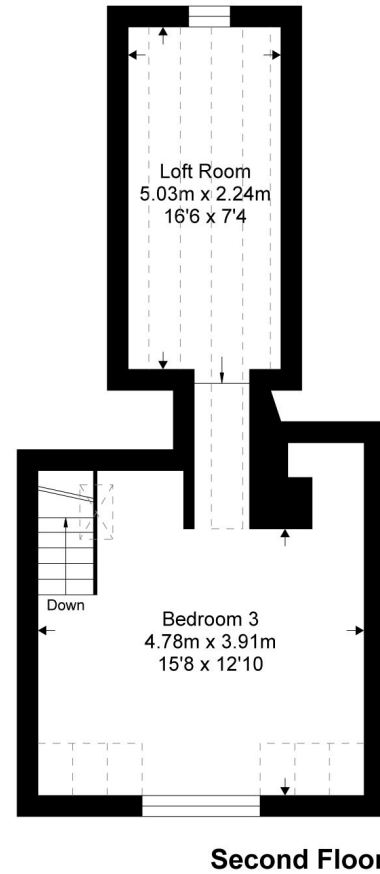
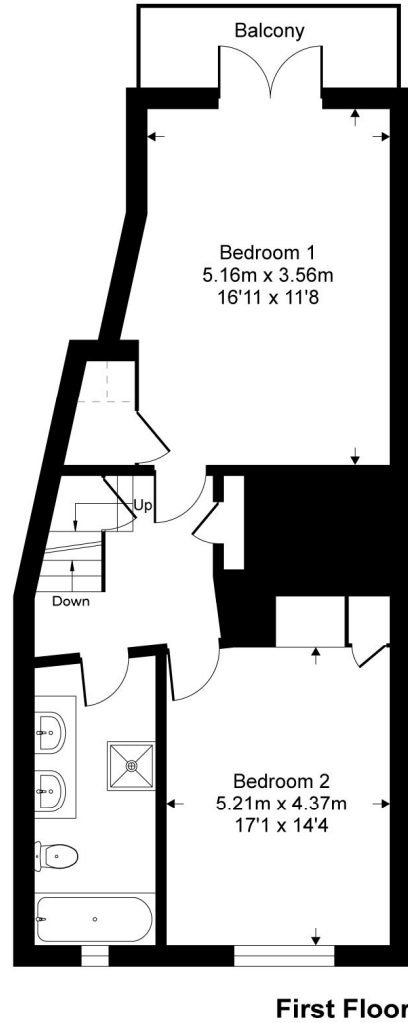
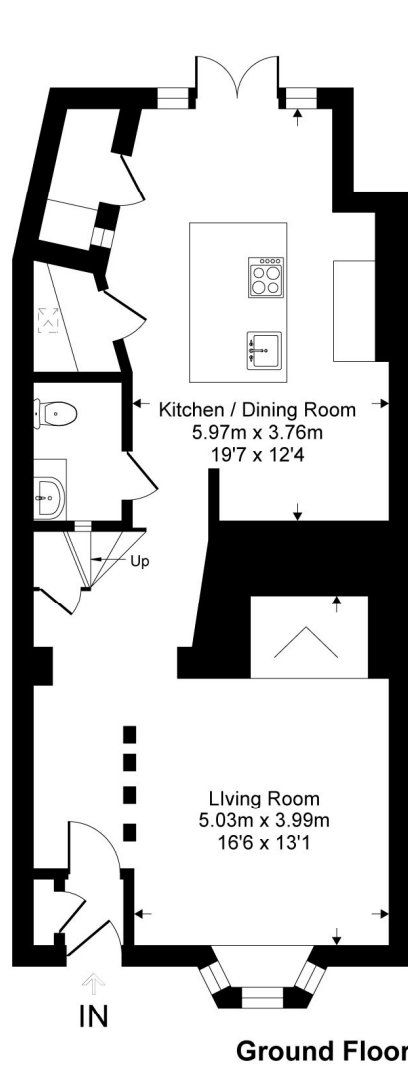
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Sea and river food risk summary: Very low risk. Source GOV.UK



# Church Square

Approximate Gross Internal Area = 140 sq m / 1502 sq ft  
 Approximate Outbuilding Internal Area = 6 sq m / 62 sq ft  
 Approximate Total Internal Area = 162 sq m / 1738 sq ft  
 (excludes restricted head height & shed)



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

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