

PHILLIPS & STUBBS



coastal +
COUNTRY



The property occupies a corner position on one of England's most famous and historic cobbled streets. Mermaid Street, 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 International from where there are high speed connections to London St. Pancras (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.

Oak Corner was partially destroyed by the French who set fire to the Town in 1377, rebuilt in the late fifteenth century with later additions and alterations in the sixteenth century. The accommodation, which has good height with lofty ceilings, is arranged over three levels, as shown on the floor plan.

A part glazed panelled front door opens into a kitchen/breakfast room overlooking Mermaid Street, with exposed timber framing, a quarry tiled floor, matchboard panelling, Aga (currently not in use) a range of built in units, inset electric hob with oven under. Plumbing for a dishwasher and washing machine and space for an American style fridge.

The inner hall has a turned staircase and combing to the plaster leading to a well proportioned living room overlooking Traders Passage with massive timbers and a magnificent 9' wide inglenook fireplace with stone returns, a metal canopy and an oak lintel with carved spandrels. Beneath the living room is a door with steps down to a useful cellar.

On the first floor, Bedroom 1 overlooks Traders Passage and has chamfered ceiling beams and a brick fireplace. Built in cupboards and en suite shower room. Bedroom 3 has exposed ceiling beams and a fireplace with foliage carving on the spandrels of the moulded four centre arch lintel.

The family shower room comprises a w.c, pedestal wash basin and shower cubicle.

On the second floor there is an eaves attic bedroom 2 with a window to the side, a skylight and exposed timber framing and roof trusses.

Local Authority: Rother District Council. Council Tax Band to be confirmed Mains electricity and water. Mains drainage.

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

Price guide: £495,000 freehold

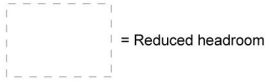
Oak Corner, 19 Mermaid Street, Rye, East Sussex, TN31 7ET



An attached 3 bedroom Grade II Listed period house of fourteenth century origin occupying a corner position on a cobbled street in the central Conservation Area of the Ancient Town and Cinque Port of Rye.

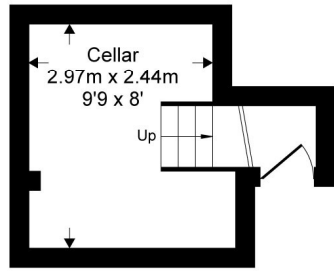
- Kitchen/breakfast room • Inner hallway • First floor living room • Cellar • Bedroom 1 with en suite shower room
- Mezzanine level bedroom 3 • Family shower room • Second floor vaulted attic bedroom 2
- Gas heating • Note there is no outside space or garden with this cottage



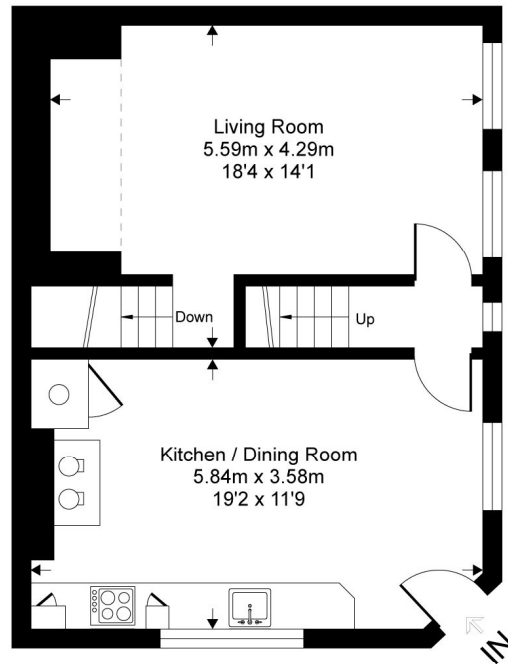


Oak Corner

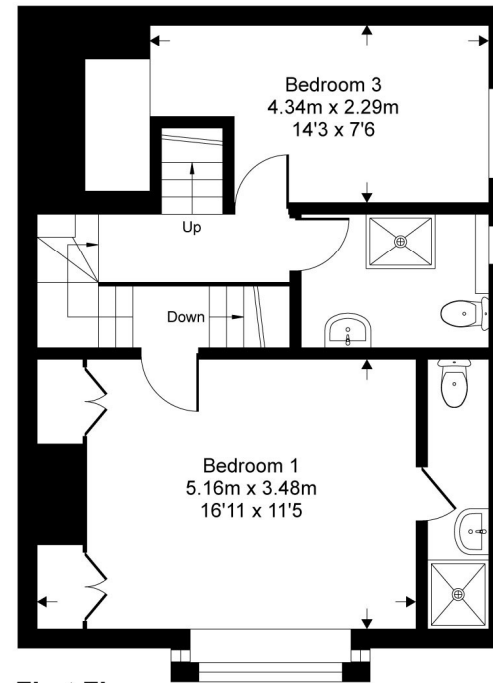
Approximate Gross Internal Area = 130 sq m / 1401 sq ft
(excludes restricted head height)



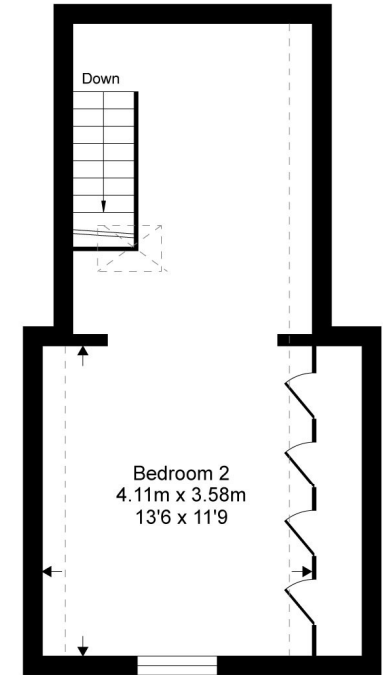
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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