

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is situated on one of the main approach roads to Rye adjacent to the Town Salts and within walking distance of the centre of the Ancient Town and Cinque Port of Rye, renowned for its historical associations and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities, the two screen cinema, arts centre and café in Lion Street and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz Festival are held annually. From the town there are local train services to Eastbourne and to Ashford with connections to the Continent. There is a high speed service between Ashford and 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.

Forming a substantial Edwardian semi detached house presenting part rendered brick elevations set with double glazed windows beneath a pitched tiled roof.

Front door into the **entrance hall**, stairs to the first floor. **Living/dining room** with oak flooring, bay window to front, fireplace fitted with wood burning stove, understairs cupboard. Air conditioning unit. **Kitchen/breakfast room** range of base and wall mounted units incorporating a one and half bowl sink unit, Rangemaster cooker with 5 ring gas hob and ovens under, extractor fan over. Space for fridge/freezer. Breakfast bar with granite worksurface, tiled flooring. Additional worksurface with secondary sink unit, space for dishwasher. Air conditioning unit. Double doors out to the side garden. Skylights.

**Cloaks/utility room** comprising w.c, space and plumbing for washing machine and tumble dryer, wash hand basin, heated towel rail.

**Sauna room** with tiled flooring, corner shower cubicle. Door to rear garden.

**First floor landing** with oak flooring throughout the first floor bedrooms.

**Bedroom 2** bay window to the front, built in cupboards, air conditioning unit.

**Bedroom 3** built in cupboards, window to side. **Bedroom 4** hatch to loft space, window to rear. **Family bathroom** fully tiled comprising shower, freestanding stand, pedestal wash hand basin, w.c, heated towel rail, two Velux windows.

**Second floor** bedroom 1 oak flooring, dormer window to the front, built in wardrobe, air conditioning unit, hatch to loft. **En suite shower room** comprising corner shower cubicle, w.c, wash hand basin, tiled splashbacks, Velux window.

**Outside:** To the front there is a small wall enclosed garden with wrought iron gate to the front door. To the side there is a block paved driveway providing off road tandem parking for two cars. There is gate and fence dividing this area from the side garden where there is a storage shed. The rear garden (accessed from the sauna room) has an area of decking with hot tub and seating area.

Local Authority: Rother District Council. Council Tax Band D

Services: Mains electricity, water, gas and drainage.

Predicted mobile phone coverage: EE, Three and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Flood risk summary: Very low risk. Source GOV.UK



Guide price: £725,000 Freehold

70 Fishmarket Road, Rye, East Sussex TN31 7LP



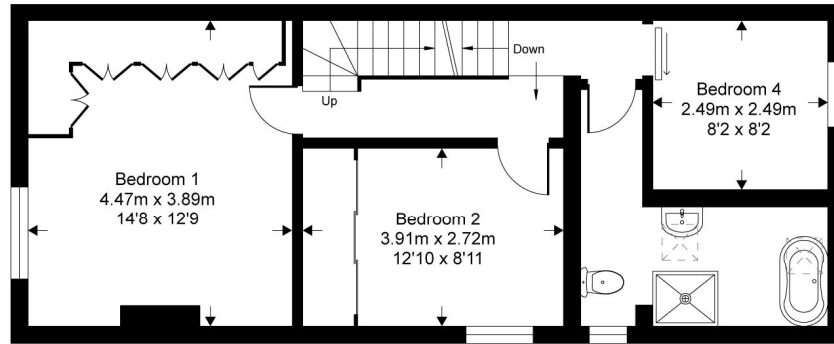
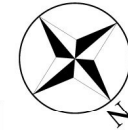
A substantial semi detached four bedroom Edwardian house situated within the Conservation Area of the Town benefitting from two off road parking spaces and within close proximity to the Town's amenities.

- Entrance hall • Living/dining room • Kitchen/breakfast room • Cloak/utility room • Sauna/shower room
- First floor landing • 3 bedrooms • Family bathroom • Second floor bedroom 1 with en suite shower room
- Gas heating • EPC rating D • Off road parking for two cars • Side garden and rear garden with hot tub •

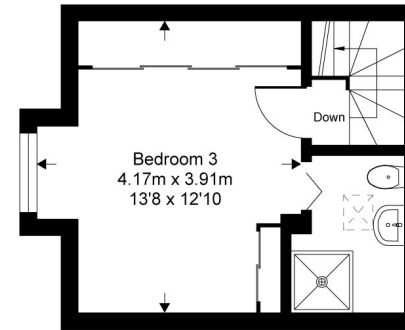


# Fishmarket Road

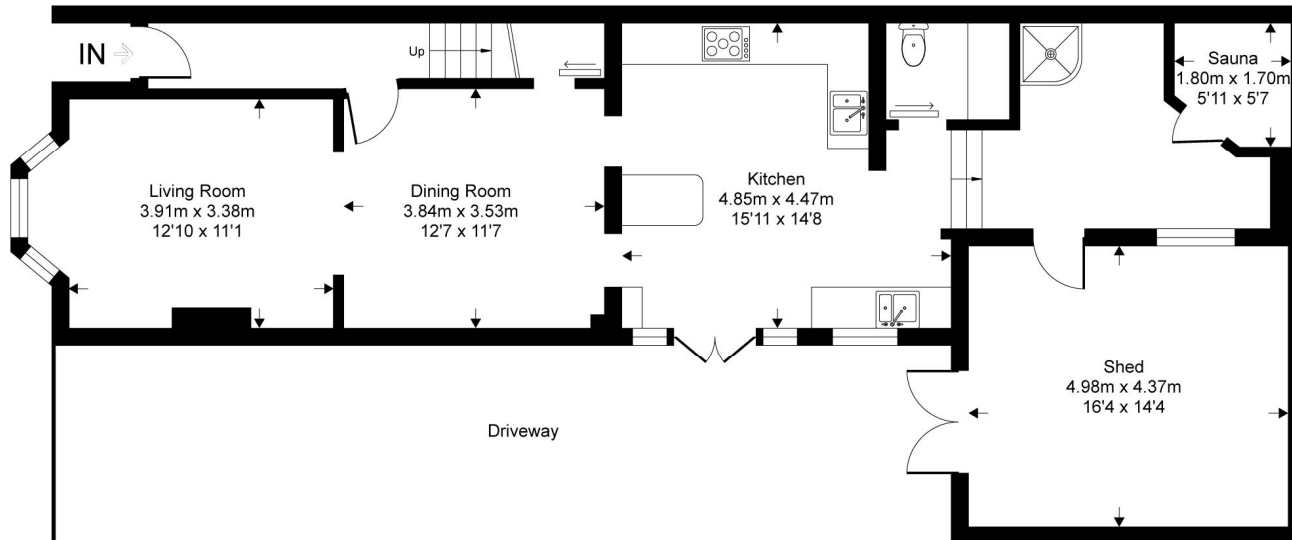
Approximate Gross Internal Area = 148 sq m / 1598 sq ft  
Approximate Outbuilding Internal Area = 22 sq m / 233 sq ft  
Approximate Total Internal Area = 170 sq m / 1831 sq ft



First Floor



Second Floor



Ground Floor

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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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](http://www.phillipsandstubbs.co.uk)