

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property forms part of the Valley Park Development which is located towards the outskirts 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 an extensive range of shopping facilities, smaller retail units, guest houses, cafes and art/antique galleries and an active local community, with the arts being strongly represented. Rye Arts Festival and Rye Jazz Festival are both held annually. There is a short cut, easy access on foot from Valley Park to the centre of town. From the town there are local train services to Eastbourne and to Ashford with high speed connections to London St. Pancras in 37 minutes.

Forming a semi detached house presenting colour washed rendered elevations set with double glazed windows beneath a pitched tiled roof. The accommodation comprises,

Front door into the **entrance hall** with stairs rising to the first floor.

**Cloakroom** comprising low level suite and wash hand basin.

**Main open plan living/dining/kitchen** with laminate flooring throughout. Window to the front and double doors out to the rear garden. The kitchen is fitted with a range of base and wall mounted units incorporating a one and a half bowl sink unit, integrated dishwasher, washing machine, fridge and freezer. 4 ring gas hob with extractor fan and oven under. Cupboard housing wall mounted gas fired boiler, window to rear.

**First floor landing** with built in airing cupboard.

**Bedroom 1** with built in wardrobe cupboards, window to front. En suite shower room comprising corner shower cubicle, w.c, wash hand basin, heated towel rail and window to front.

**Bedroom 2** built in wardrobe, window to rear, hatch to loft space.

**Family bathroom** comprising panelled bath with mixer tap shower attachment, glass side screen, w.c, wash hand basin, heated towel rail and window to rear.

**Outside:** To the front of the property is a small picket fence enclosed garden with two off road parking spaces beyond. A side path and gate leads to the enclosed rear garden which extends to approximately 33' deep and has an area of paved terrace with lawn beyond and useful timber shed.

Estate maintenance service charge: currently £162.76 per annum

Local Authority: Rother District Council. Council Tax Band C  
Mains electricity, water and drainage. Gas Central Heating  
Predicted mobile phone coverage: EE, Vodafone and 02, Three  
Broadband speed: Ultrafast 1000Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK  
Service Charge: Currently £133.74 per year



Price guide: £385,000 freehold

14 Springfield Drive, Rye, East Sussex TN31 7FL



A 2 bedroom semi-detached house situated on the edge of the Ancient Town and Cinque Port of Rye with two off road parking spaces and an enclosed rear garden

Entrance hall • Main open plan living/dining/kitchen • Cloakroom • Under floor heating on the ground floor  
First floor landing • Bedroom 1 with en suite shower room • Bedroom 2 • Family bathroom  
Gas heating • Double glazing • Two parking space to the front • Fence enclosed garden to rear  
EPC rating C



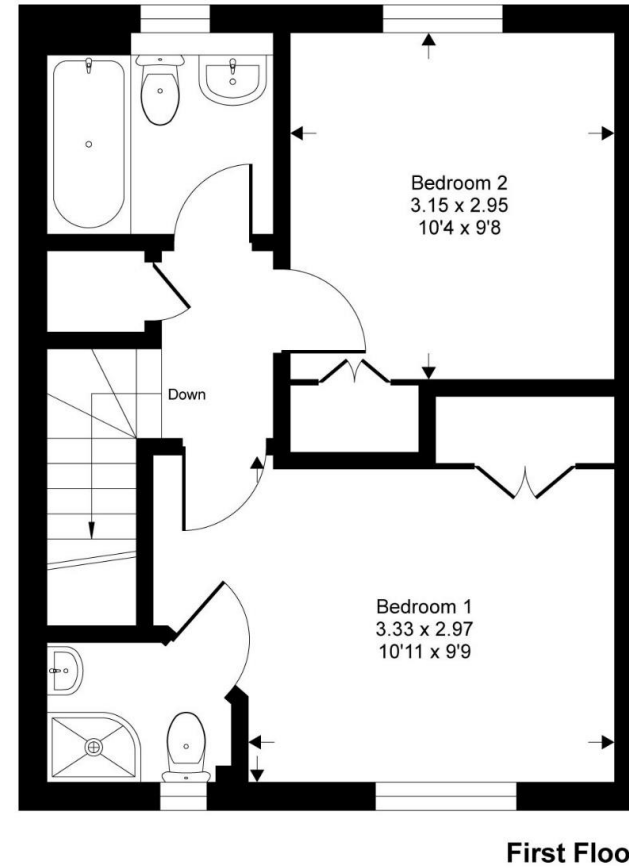
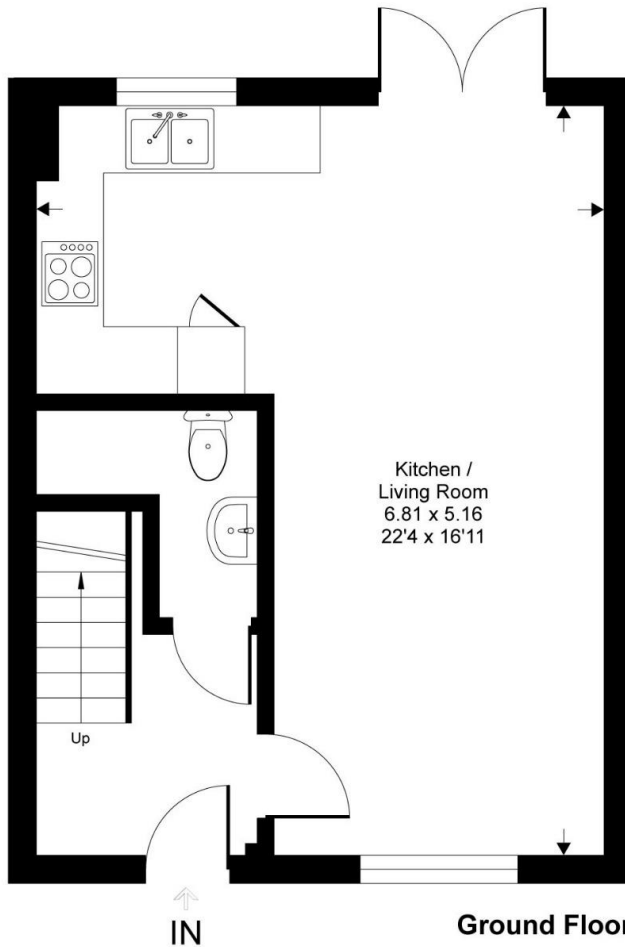


**Directions:** Entering Valley Park off the mini roundabout continue down into the development and bear left into Springfield Drive where the property will be seen on the left handside.

# Springfield Drive

Approximate Gross Internal Area = 70.2 sq m / 756 sq ft

Garden  
Extends To  
10.16 x (33'4)



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.



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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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