

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 held annually and a two-screen cinema complex is available in Lion Street. 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 and from there to the Continent. 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.

No 28 comprises a Grade II listed period timber framed house of early C16th origin with the upper storey overhanging on two brackets set with leaded light windows beneath a pitched peg tiled roof. Internal features include original beams throughout, an open inglenook fireplace, exposed painted floors and panelling. The living accommodation is arranged over three levels, as shown on the floor plan. In common with many properties in the Citadel, No 28 is subject to 'flying freeholds' whereby part of the accommodation passes above or beneath the adjoining property.

A wide, heavy oak door opens into a **sitting/dining room** with two windows overlooking Church Square, painted panelling to the walls, exposed ceiling beams and floorboards, together with an inglenook fireplace with brick surrounds, an oak bressummer and a fitted woodburner.

A door leads to an inner hall with stairs leading to the first floor. From the hall, an open doorway leads to the **kitchen** with a marble tiled floor which overlooks the rear garden and is fitted with a range of bespoke low level and eye level painted Shaker style cupboards with granite work surfaces, two built in Smeg stainless steel ovens, a Neff

inset halogen hob with a filter hood above, an integrated dishwasher, an enamel sink with a mixer tap, fitted storage cupboards to one wall, a part glazed door to the rear garden and a side entrance door opening to a passageway leading to Church Square.

On the first floor, there is a **landing** with exposed studwork to one wall and stairs leading to the second floor. The spacious **drawing room** (previously a bedroom) overlooks Church Square and has panelling to two walls as well as a brick fireplace and a second corner brick fireplace with a bressummer beam fashioned from the gear wheel of a post mill. **Bedroom 3** enjoys far reaching views to the rear to the sea. **Bathroom 1**, which has a marble tiled floor, has contemporary fittings comprising a copper and nickel bateau bath with a mixer tap, an overhead shower and shower curtain, a wash basin set into a marble surround with a vanity cupboard under and a close coupled w.c.

On the second floor, there is a **landing** with a concealed gas boiler. **Bedroom 1** has a window to the rear with views across rooftops and along the river Rother to the sea. **Bedroom 2** has a vaulted ceiling, a skylight and a dormer window overlooking Church Square. Bathroom 2 has a freestanding roll top bath with shower attachment, a close coupled wc and a pedestal wash basin.

Outside: To the rear of the property is a south facing paved garden 50' x 12' with a raised flower bed to the far end with a bay tree and hydrangeas and a side access gate to Hucksteps Row over which the adjoining property, No 30 Church Square, has a pedestrian right of way for occasional use.

Local Authority: Rother District Council. Council Tax Band F
Mains electricity, water, gas and drainage.

Predicted mobile phone coverage: EE, Three and 02

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

Sea and rivers flood risk summary: Very low risk. Source GOV.UK

Guide price: £875,000 Freehold

28 Church Square, Rye, East Sussex TN31 7HE



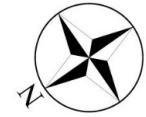
A beautifully refurbished Grade II Listed timber framed period town house opening onto a cobbled street in the Citadel, affording stylish, well appointed living accommodation with far reaching views to the rear along the river Rother to the sea and overlooking the magnificent parish church to the front.

- Sitting/dining room • Inner hall • Kitchen • Drawing room/bedroom
- Three further double bedrooms • Two bathrooms • Gas central heating (part under floor) • EPC rating E
- South facing garden • Parking permit available subject to conditions

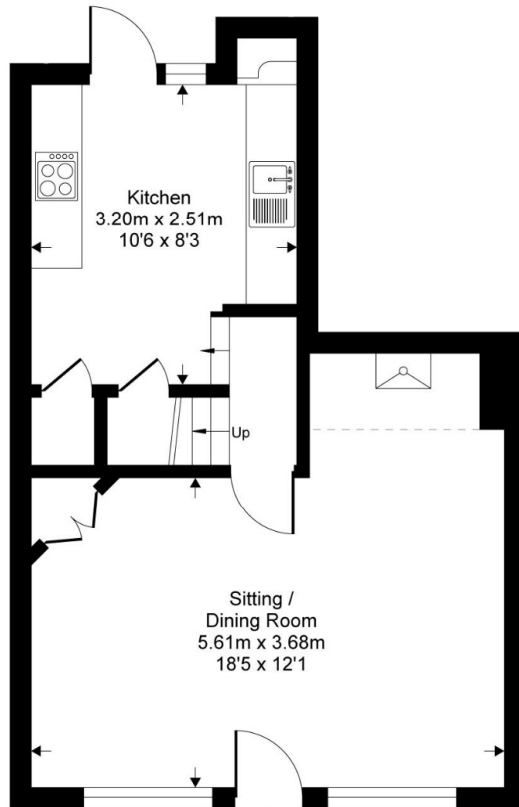


Permit parking: Permanent resident parking permit holders can park without time limit in the one-hour parking bays in Watchbell Street. Having a parking permit does not guarantee a parking space.

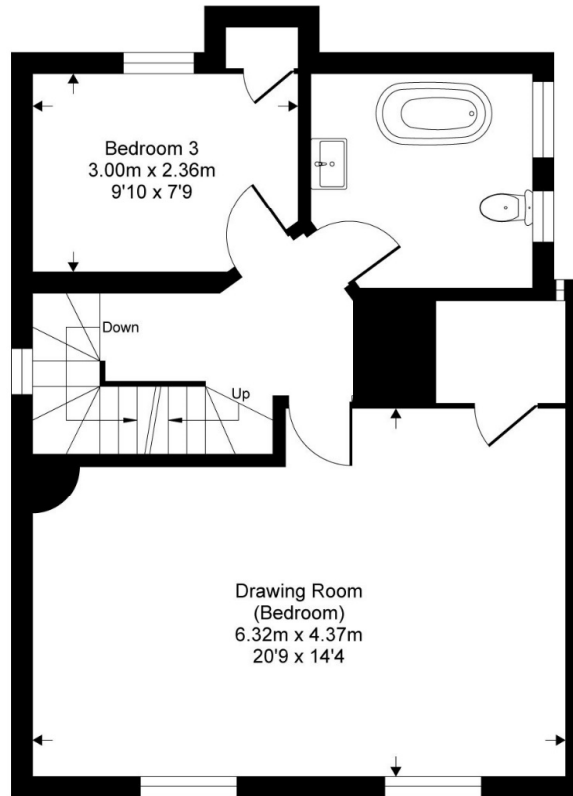
Approximate Gross Internal Area = 125.1 sq m / 1347 sq ft
(excludes restricted head height)



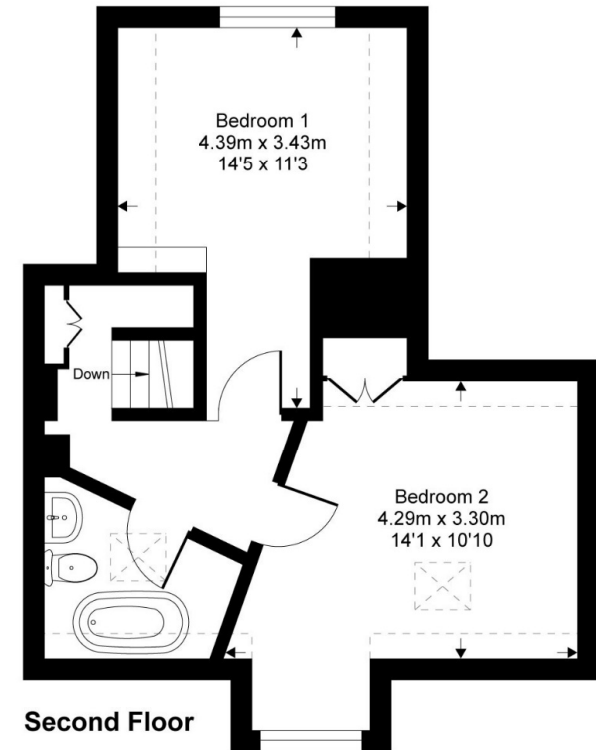
Garden
Approximate
14.66
48'1m



Ground Floor



First Floor



Second 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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