

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated in the Conservation Area within a quarter of a mile of the centre 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 Festival is held annually. From the town there are local train services to Eastbourne and to Ashford, from where there are high speed connections to London St Pancras (37 minutes). Sporting facilities in the area include a leisure centre with a 25m pool, lawn tennis club, sailing at Rye Harbour and numerous golf courses within a 15-mile radius, Rye is also located on the edges of the High Weald Area of Outstanding Natural Beauty and Romney Marsh, as well as being a short drive from 7 miles of sandy beaches and dunes, affording local residents many fine countryside and coastal walks.

The property forms an inner terrace Victorian town house situated within a row of eight houses built in 1858 to commemorate The Battle of Waterloo. The property is of red brick elevations rendered white to the front, set with sash windows beneath a pitched slate tiled roof. The well-presented accommodation is arranged over four levels, as shown on the floor plan.

The property is approached via 3 steps up with iron balusters and wrought iron handrails leading to a panelled front door in a recessed archway with a semi-circular fanlight with glazing bars.

The front door opens into the living room with a sash window to the front, engineered oak flooring and a brick fireplace with a geometric tiled hearth and a fitted wood burning stove. The inner hallway has stairs down to the lower ground floor and door to the kitchen/breakfast room with a sash window to the rear, stairs rising to first floor and a range of shaker style cabinets comprising cupboards and drawers beneath work surfaces with an inset 4 burner gas hob, overhead filter hood, built in oven, inset sink unit, built in fridge freezer, integrated dish washer and metropolitan tiled surrounds.

On the lower ground floor, there is a dining room with a tiled floor having electric underfloor heating, exposed beams, a brick fireplace with a fitted wood burning stove and a part glazed door to a garden room with glazed double doors to outside. To the front of the house is a utility room/store with plumbing for a washing machine and a part glazed door to outside which in turn has steps up to the front garden.

On the first floor, there is a landing with stairs rising to the second floor. Bedroom 1 has a sash window to the front, built in wardrobe cupboards and a connecting door to the bath/shower room which has a secondary door to the landing, geometric tiled flooring and modern fittings comprising a walk in rain shower, close coupled wc, panelled bath with shower attachment and a wash basin with vanity cupboard.

On the second floor, bedroom 2 has a dormer sash window to the rear.

Outside: To the front of the property there is a small ornamental forecourt cobbles, lavender, sage, steps up to the front door and further steps down to the lower ground floor. To the rear of the property there is an enclosed garden extending to about 38' being set down to flagstone paving with bay trees, a mature olive tree, a mimosa tree and ferns. Garden shed. Pedestrian gate leading out to North Salts.

Further information:

Local Authority: Rother District Council. Council Tax Band C

Services: Mains water, electricity, gas and drainage.

Predicted mobile phone coverage: 02, EE and Three

Broadband speed: Ultrafast 1000Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide price: £440,000 Freehold

27 Military Road, Rye, East Sussex TN31 7NX



A well presented four storey Grade II Listed period house with an enclosed 38' rear garden situated in the Conservation Area of the Ancient Town & Cinque Port of Rye.

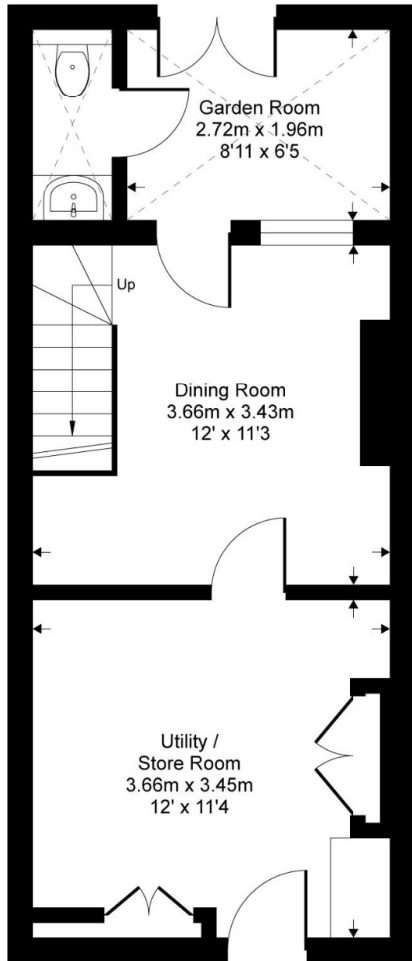
- Living room • Inner hallway • Kitchen/breakfast room • Dining room • Garden room • Utility room/store • Landing
- Two double bedrooms • Bath/shower room • Gas central heating • EPC rating D • Enclosed garden to rear



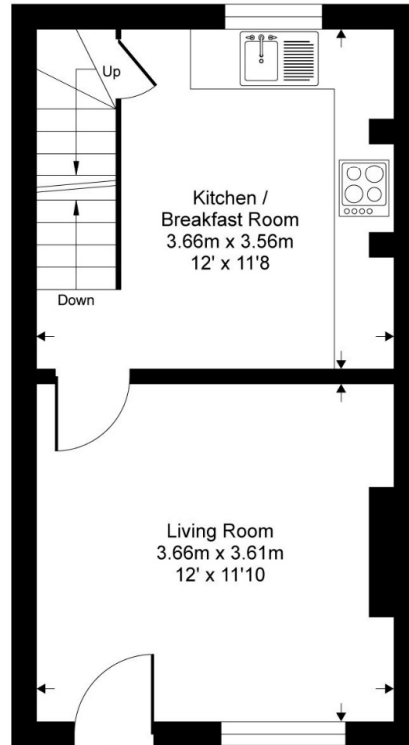
Directions: From our offices, continue along Cinque Ports Street in an easterly direction, over the mini roundabout, and follow the road around to the left (with the Landgate on your right). At the T junction bear left over the bridge and at the base of Rye Hill turn right into Military Road, signposted Appledore. The property will then be seen after a short distance on the right-hand side before reaching the Globe public house on the left.



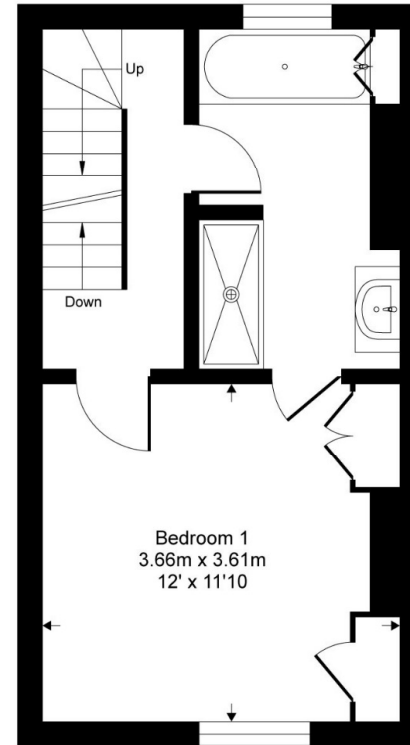
Approximate Gross Internal Area = 98.5 sq m / 1061 sq ft
(excludes restricted head height)



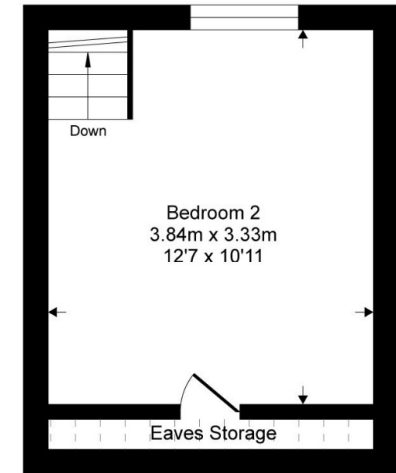
Lower Ground Floor



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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